The Corporation of the Township of Seguin

Agenda for the Regular Meeting of Council

to be held on Monday, November 2nd, 2026

in the Township of Seguin Council Chambers and Electronic Participation

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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 October 19th, 2026. **®**

05. Public Meeting:

Adjourn to Public Meeting for Planning Act Applications. ®

a) Consent Application Nos. B-2026-0033-H & B-2026-0034-H & Zoning By-law Amendment Application No. R-2026-0019-H (Rettie). Report No. PL-2026-112.

b) Consent Application Nos. B-2026-0022 to 0032 & 0035 to 0042-F and Zoning By-Law Amendment Application No. R-2026-0018-F (Tsai). Report No. PL-2026-115.

Close Public Meeting for Planning Act Applications. ®

Decisions:

a) Consent Application Nos. B-2026-0033-H & B-2026-0034-H & Zoning By-law Amendment Application No. R-2026-0019-H (Rettie). **®**

06. Shore/Concession Road Allowances:

a) Shore Road Allowance Application No. RAS-2025-0006-F Sullivan (Otter Lake) Report No. PL-2026-114. **®**

07. Staff Reports: Resolution to receive Reports. ®

Planning:

a) Report No. PL-2026-103, Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.). **®**

b) Report No. PL-2026-113, Concession Road Allowance Application No. RAC-2026-0005-06-F (Bentley & Garland).

Public Works:

c) Report No. PW-RD-2026-006, Ditching.

08. Business:

a) Remembrance Day Ceremonies.
b) Rural Ontario Municipal Association (ROMA) - Conference 2027.
c) Muskoka Watershed Council - Invitation to The Muskoka River Watershed - Why it Matters to Parry Sound and Seguin.
d) Hydro One Networks Inc. - Response to Resolution re Opposition to Proposed Route of Barrie to Sudbury Transmission Line.
e) Joseph Hickey ROCKai - CRTC Broadband Fund Notification and Five Years of Free Open Access for Township of Seguin.

09. By-laws:

a) By-law No. 2026-097, Being a By-law to establish a Tariff of Rates for various services related to the operation and maintenance of cemeteries under the control of The Corporation of the Township of Seguin and to repeal By-law No. 2023-119 and all other By-laws and Resolutions, or parts thereof, contrary hereto or inconsistent herewith. **®**
b) By-law No. 2026-098, Being a By-law to prescribe Fees and Charges for Various Facilities and Programs Provided by The Corporation of the Township of Seguin and to Repeal By-law No. 2025-077 and all other By-laws and Resolutions, or parts thereof, contrary hereto or inconsistent herewith. **®**

10. Council Reports.

11. Board/Committee Agendas & Minutes:

a) Seguin Business Committee - Draft Minutes of October 1, 2026.
b) Seguin Recreation and Culture - Draft Minutes of September 16, 2026.
c) West Parry Sound Recreation & Culture Centre - Agenda of October 14, 2026.
d) West Parry Sound Recreation & Culture Centre - Minutes of October 14, 2026.
e) Muskoka Watershed Council (MWC) - Agenda of October 23, 2026.
f) Finance Committee - Draft Minutes of October 15, 2026.

12. Correspondence: Listed on the next page.
Resolution to receive the Board & Committee Agendas & Minutes and the Correspondence as listed on the Agenda. **®**

13. Confirming By-law No. 2026-099. ®

14. 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) West Parry Sound Health Centre Foundation - Thank you.
j) Nick Spooner - Thank you Graduation Award.
k) Ministry of Natural Resources - Forest Management Plan.
l) The Township of South Algonquin - Temporary Employment Insurance Relief for Seasonal Workers.
m) Safe Quiet Lakes - Double your Impact.
n) The Town of Deep River - Ontario Community Infrastructure Fund (OCIF).
o) Town of Essex - OPP 2027 Policing Costs.
p) District of Parry Sound Municipal Association (DPSMA) - Presentation of Fall Meeting 2026.
q) Town of Cobourg - Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions.
r) Kim Danielson - Hydro Corridor and The Long Arm of Otter Lake Petition.
s) Parry Sound Area Chamber of Commerce (PSACC) - See Our Upcoming Events October 2026.
t) PSACC - Protect What Matters Most.
u) PSACC - Working at Heights Training in Parry Sound.
v) Township of Grey Highlands - Province - Wide Approach to Public Safety.
w) Town of Plympton-Wyoming - Expansion of Ontario's Deposit Return.
x) Town of Gananoque - Declaration Against Religious Violence.
y) Township of McKellar - Increased, Sustainable and Predictable Provincial funding for Ontario's Public Libraries.
z) Town of Cobourg - Permanent Doubling of the OCIF.
aa) Georgian Bay Biosphere (GBB) - Introducing our Foxsnake Shirt.

Adoption of Minutes

The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Monday, October 19th, 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 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)

Regrets were received from:

- Councillor Ward 2 Mario Buszynski

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. 2026-272
Moved by: Councillor Gail Finnson
Seconded by: Councillor Greg Getty
"**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 October 5th, 2026 as circulated.".

CARRIED

Resolution No. 2026-273
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**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:

- Consent Application Nos. B-2026-0017-C & B-2026-0018-C and Zoning By-law Amendment Application No. R-2026-0017-C (Watkinson).".

CARRIED

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

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

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

The Mayor advised 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 Consent Application No.'s B-2026-0017-C and B-2026-0018-C (Watkinson) is to create two new rural lots with frontage on Star Lake Road. The purpose of the associated Zoning By-law Amendment Application No. R-2026-0017-C (Watkinson) is to rezone the proposed severed lots from the Rural Zone to Rural Exception Zones to recognize deficient lot area.

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 September 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 no correspondence had been received.

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

No in-person verbal submissions were received.

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

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

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

DRAFT

Resolution No. 2026-274
Moved by: Councillor Terry Fellner
Seconded by: Councillor Gail Finnson
"**THAT** the Public Meeting held for the following matter is hereby closed and the Regular Meeting is hereby reconvened:

- Consent Application Nos. B-2026-0017-C & B-2026-0018-C and Zoning By-law Amendment Application No. R-2026-0017-C (Watkinson).".

CARRIED

Resolution No. 2026-275
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2026-0017-C & B-2026-0018-C (Watkinson), subject to the conditions set out in the Decisions.".

CARRIED

Resolution No. 2026-276
Moved by: Councillor Terry Fellner
Seconded by: Councillor Gail Finnson
"**THAT** By-law No. 2026-091, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (4903-040-001-01405, 591 Star Lake Road, R-2026-0017-C, Watkinson), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-277
Moved by: Councillor Greg Getty
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 October 19th meeting of Council.

CAO:

- Strategic Plan: to 2026 & Beyond, End of Term Review October 19, 2026.

Planning:

- Report No. PL-2026-107, Consent Application Nos. B-2026-0017-C & B-2026-0018-C and Zoning By-law Amendment Application No. R-2026-0017-C (Watkinson).
- Report No. PL-2026-111, 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).

Treasury:

- Financial Update to September 30, 2026.
- Report No. TR-2026-006, Staff Proposed 2027 Budget.".

CARRIED

Director of Strategic Initiatives Forrest Pengra provided a presentation Strategic

Plan: to 2026 & Beyond, End of Term Review October 19, 2026.

Resolution No. 2026-261
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** 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) is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Resolution No. 2026-262
Moved by: Councillor Gail Finnson
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2026-0009-H, B-2026-0010-H & B-2026-0011-H (Maple Leaf Marinas), subject to the conditions set out in the Decision.".

CARRIED

Resolution No. 2026-263
Moved by: Councillor Terry Fellner
Seconded by: Councillor Gail Finnson
"**THAT** By-law No. 2026-088, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-005-09800, R-2026-0014-H, Maple Leaf Marinas), is hereby deemed to have been read a first, second and third time and passed by Council.".

CARRIED

Council received the Financial Update to September 30th, 2026 as information.

Council received Staff Report No. TR-2026-006, Staff Proposed 2027 Budget. The Members of Council are to review the Staff Proposed 2027 Budget and provide written comments to the Chief Administrative Officer and Chief Financial Officer by November 20th.

Council received the 2027 Budget request from the Township of Seguin Business Committee.

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. 2026-278
Moved by: Councillor Ken Adams
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 for the October 19th, 2026 Meeting of Council.".

CARRIED

DRAFT

Resolution No. 2026-279
Moved by: Councillor Gail Finnson
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 3:23 p.m. in order to address matters pertaining to:

- Personal matters about an identifiable individual, including municipal or local board employees, related to:
  - Human Resources Matter.

- Labour relations or employee negotiations, related to:
  - Human Resources Matter.".

CARRIED

Resolution No. 2026-281
Moved by: Councillor Gail Finnson
Seconded by: Councillor Terry Fellner
"**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 3:54 p.m.".

CARRIED

Resolution No. 2026-282
Moved by: Councillor Ken Adams
Seconded by: Councillor Greg Getty
"**THAT** By-law No. 2026-093, 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. 2026-283
Moved by: Councillor Terry Fellner
Seconded by: Councillor Ken Adams
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 3:54 p.m. to meet again on Monday, November 2nd, 2026 or at the call of the Mayor.".

CARRIED

_____
Ann MacDiarmid,
Mayor

_____
Craig Jeffery,
Clerk

DRAFT

Public Meeting

Prepared for: Mayor and Members of Council

Subject: Consents B-2026-0033-34-H and Zoning By-law Amendment R-2026-0019-H (Rettie)

From: Bradie Debes, RPP, Planner, Planning Department

Agenda Date: November 2, 2026 **Report No:** PL-2026-112

Executive Summary:

The purpose of the consent applications is to create two new rural residential lots with frontage on Marlyn Drive.

The purpose of the associated Zoning By-law Amendment is to rezone the proposed severed lots to Rural Residential Exception Zones for compliance with minimum lot frontage and area requirements and to implement minimum setbacks from natural features.

It is recommended that any public comments be considered, and the applications approved accordingly.

Prepared for: Mayor and Members of Council

Subject: Consents B-2026-0033-34-H and Zoning By-law Amendment R-2026-0015-H (Rettie)

From: Bradie Debes, RPP, Planner, Planning Department

Agenda Date: November 2, 2026 **Report No:** PL-2026-112

Recommendation:

That Consent Applications B-2026-0033-H and B-2026-0034-H be provisionally approved, subject to the conditions of approval outlined in Schedule A; and

That Zoning By-law Amendment By-law 2026-094 be passed.

Background & Analysis:

Consent Applications:	B-2026-0033-H and B-2026-0034-H
Zoning By-law Amendment:	R-2026-0019-H
Owners:	Jordan and Lauren Rettie
Civic Address:	145 Turtle Lake Road
Roll No.:	4903-010-004-17015

The purpose and effect of the proposed consent applications is to create two new rural residential lots. The proposed Severed Lot 1 would have an area of approximately 1.2 hectares and 91 metres of frontage on Marlyn Drive. The proposed Severed Lot 2 would have an area of approximately 2.3 hectares and 185.3 metres of frontage on Marlyn Drive. The proposed Retained Lot would have a resulting lot area of approximately 7.9 hectares and would maintain 160 metres of shoreline lot frontage on the Seguin River. The proposed Retained Lot would have a resulting 387.05 metres of road frontage on Turtle Lake Road and 40 metres of road frontage on Marlyn Drive.

The purpose and effect of the associated Zoning By-law Amendment is to rezone the proposed Severed Lots 1 and 2 from the Rural Exception Thirty One (RU-31) Zone to Rural Residential Exception Zones for compliance with minimum lot frontage and area requirements

and to implement a minimum septic system setback of 300 metres to the adjacent Seguin River, which flows into Star Lake (being a lake trout lake at capacity). The zoning by-law amendment will also implement a 50-metre setback from an existing wetland to the proposed Severed Lot 2.

A description of the resulting lands and proposed zoning can be found in Table 1 below.

Table 1

Descriptions of Lands	Required Frontage	Proposed Frontage (+/-)	Required Area	Proposed Area (+/-)	Proposed Zoning
Retained Lot	150 m	160 m (Seguin River) 387.1 m (Turtle Lake Road) 40 m (Marlyn Drive)	4 ha	7.9 ha	RU-31 and EP
Severed Lot 1	90 m	91 m (Marlyn Drive)	1.2 ha	1.2 ha	RR-86
Severed Lot 2		185.3 m (Marlyn Drive)		2.3 ha	RR-87 and EP

Figure 1: Key Map – Subject Property

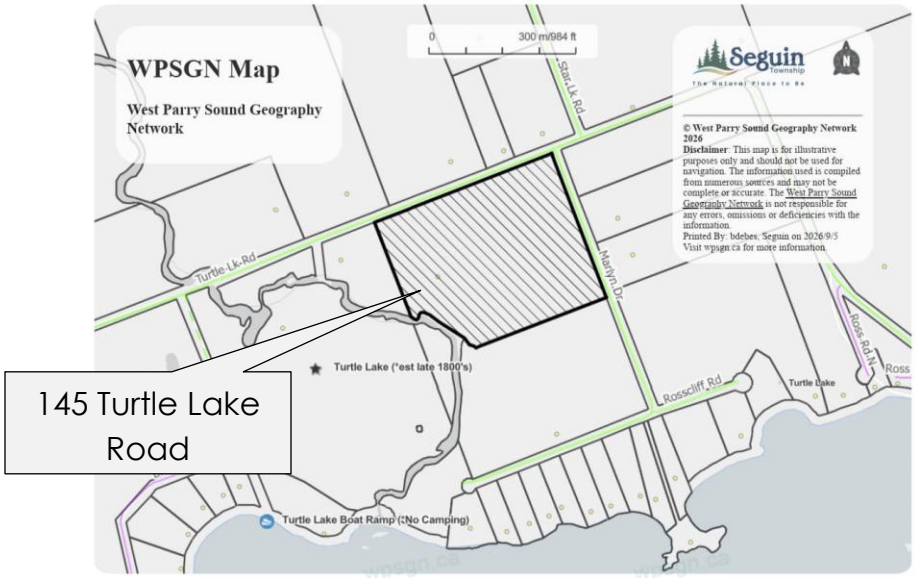
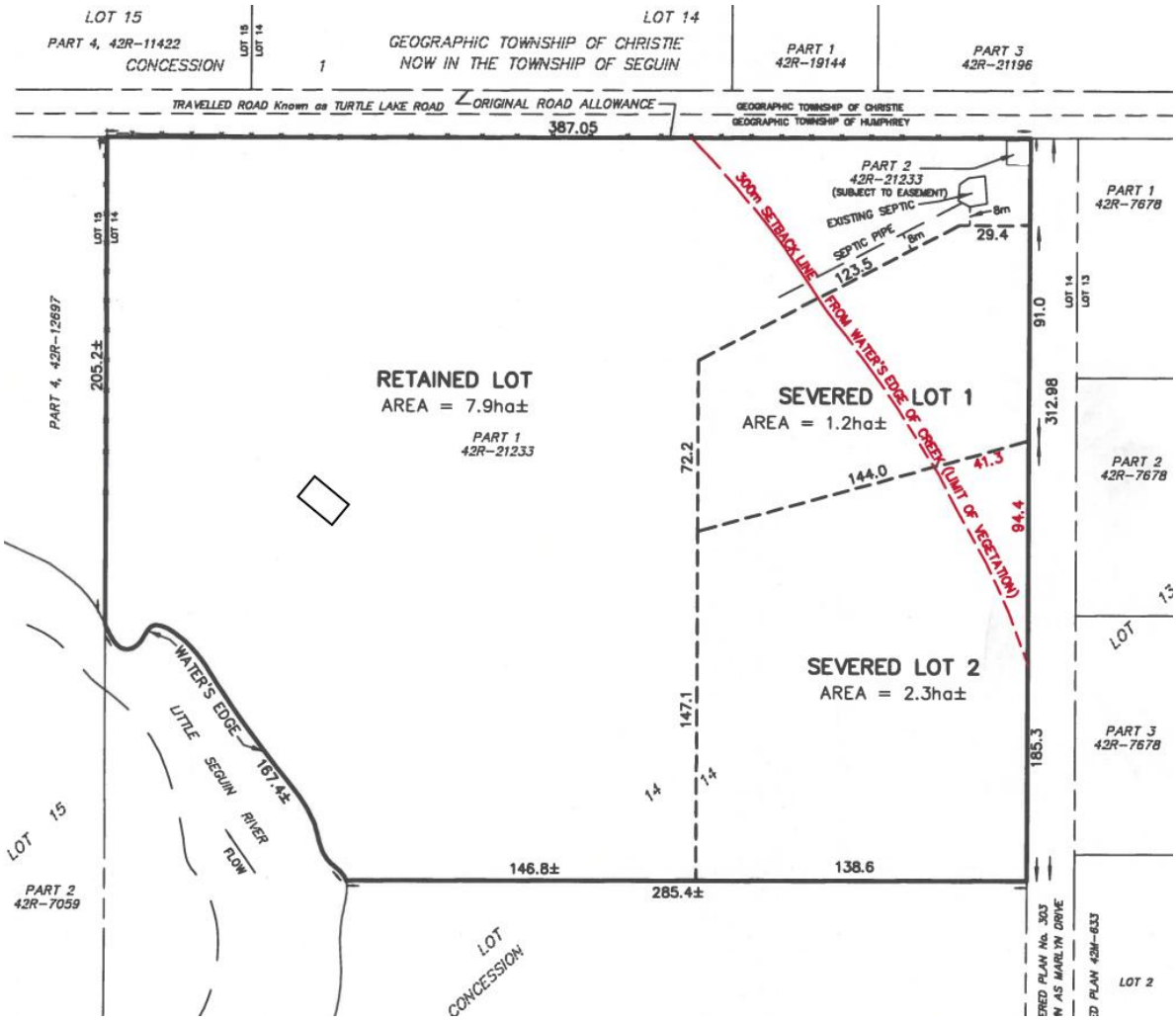


Figure 2: Proposed Severance Plan



Official Plan Designation: Rural and Resource Area and Environmental Protection
Zoning By-law 2006-125: Rural Exception Thirty-One (RU-31) and Environmental Protection (EP)
Access: Turtle Lake Road (public and year-round maintained road)
Lot Size: +/- 11.4 hectares
By-law Frontage: +/- 160 metres (Seguin River)
Existing Development and Site Characteristics: The property is a large rural lot with relatively flat terrain and frontage along the Seguin River. The property is developed with a dwelling. Rural and rural residential uses are adjacent to the property.

Comments:

Clerk: No objection

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

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.

Comments of no concern have been received from Hydro One.

Land Use Planning Policy

Planning Act

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

The applications have been evaluated against the 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.

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

The Provincial Planning Statement is a province-wide document requiring consistency of all decisions with its policies.

The subject lands are classified as Rural Lands in the PPS. Section 2.6.1 recognizes residential development as a permitted use on Rural Lands if site conditions are suitable for appropriate sewage and water services. A condition of approval requires the applicant to obtain confirmation from the approval authority of a suitable septic system envelope for any future development on the proposed severed lots.

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.

A wetland exists close to the southern boundary of the property and is identified as Environmental Protection within the Official Plan and Zoning By-law.

The proposed zoning by-law amendment will rezone the proposed Severed Lot 2 to ensure that a development setback of 50 metres from the environmental protection area exists for future buildings and structures.

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

Township of Seguin Official Plan

The subject lands are located within the Rural and Resource Area and Environmental Protection designation in the Official Plan. Permitted uses within the Rural and Resource Area include low-density residential uses, small-scale industrial and commercial uses, agriculture, forestry and home occupations and home industries. The proposed applications seek to sever two new rural residential lots from the Rural and Resource Area. It is the objective of the Rural and Resource Area designation to permit limited new development that is compatible with the rural environment. It is also an objective to buffer adjacent lands and uses from the potential negative impact of the uses permitted with the Rural and Resource Area designation.

There are several sections of the Official Plan that must be considered for new lot creation. Section B.12.2.1 of the Official Plan lists requirements for new lot creation in all land use designations, such as frontage and area requirements, conformity to applicable Official Plan policies and the Planning Act, and servicing requirements. The proposal conforms to this policy set.

In addition to the general Official Plan policies, Section B.12.2.5 of the Official Plan contains policies that apply to severances within the Rural and Resource Area designation. The creation of a new Rural Residential lot shall have a minimum lot size of 1.2 hectares and a minimum lot frontage of 90 metres. Lots of this size are acceptable in areas of established rural residential development. It shall be noted that rural residential development exists to

the north and east of the property. The applicants propose to rezone the severed lots from the Rural Exception Thirty-One (RU-31) Zone to the Rural Residential Exception Eighty-Six and Eighty-Seven (RR-86 and RR-87) zones for compliance with lot frontage and area requirements for the RR zone.

Per the Official Plan, Star Lake is identified as a Lake Trout Lake at Capacity. The proposed severed lots will be located within 300 metres of the Seguin River, which flows into Star Lake.

Section B.3 indicates that new development is not permitted within 300 metres of lakes or permanently inflowing streams to these waterbodies with this classification as a precautionary approach to protect water quality. In this case, the associated Zoning By-law Amendment would place an exception on the severed lots to ensure that future septic system components are located 300 metres from the shoreline of the Seguin River. This will ensure that water quality of downstream Star Lake and the Seguin River is protected.

Section D.4.9 of the Official Plan notes that wetlands must be evaluated if development is proposed within 50 metres of the feature. The zoning by-law amendment will require a minimum setback for future development (structures and buildings) of 50 metres from the existing Environmental Protection zone to satisfy this policy.

In consideration of the above, the applications conform to the 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.

Zoning By-law 2006-125

The subject lands are zoned Rural Exception Thirty-One (RU-31). Permitted uses in the RU Zone include detached dwellings, agricultural and related uses, home occupations and industries, equipment storage buildings, and light industrial and commercial uses. The site-specific exception on the property requires a minimum septic system setback of 300 metres from the Seguin River.

The minimum area for lots within the RU zone is 4 hectares, and the minimum frontage is 150 metres. The proposed severed lots would not meet the area and frontage requirements for a Rural lot. As such, the associated Zoning By-law Amendment would rezone the severed lots from the RU-31 zone to Rural Residential Exception (RR-XX) zones. The proposed Zoning By-law Amendment would allow for the severed lots to meet the lot area minimum of 1.2 hectares and frontage minimum of 90 metres for a new Rural Residential lot, therefore complying with the requirements of the Zoning By-law.

As a result of the proposed severances, the retained lot would have a resulting by-law frontage of 160 metres along the Seguin River and an area of 7.9 hectares.

The Zoning By-law Amendment will also ensure that the water quality of downstream Star Lake and the Seguin River is protected by imposing a minimum 300-metre setback for any future septic system on the severed lots. Additionally, the Zoning By-law Amendment will ensure protection of the adjacent wetland by implementing a minimum setback of 50 metres for future buildings and structures.

The proposed applications comply with 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 to permit the Consents and Zoning By-law Amendment.

- Option 2: Council can defer the applications for the Consents and Zoning By-law Amendment to address concerns.

- Option 3: Council can deny the applications to permit the Consents and Zoning By-law Amendment.

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 opinion that the applications are consistent with the Provincial Planning Statement. 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 Consents and Zoning By-law Amendment.

Prepared by:

B. Debes

Bradie Debes, RPP
Planner

Reviewed by:

T. Elgie

Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:

Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Draft Conditions of Approval

Schedule B – Draft By-law 2026-094

Schedule C – Agency Comments

Schedule D – Applications

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 Applications B-2026-0033-H and B-2026-0034-H
Owner:	Jordan and Lauren Rettie
Location:	PART LOT 14 CONCESSION 14 HUMPHREY BEING PARTS 1 AND 2 PLAN 42R21233 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 42R21233 AS IN RO107622 TOWNSHIP OF SEGUIN
Civic Address:	145 Turtle Lake Road
Assessment #:	4903-010-004-17015

THE PURPOSE AND EFFECT of the Consents is to create two Rural Residential lots with frontage on Marlyn Drive.

Lot 1 to be Severed
Area: 1.2 hectares +/- Frontage: 91 metres +/-

Lot 2 to be Severed
Area: 2.3 hectares +/- Frontage: 185.3 metres +/-

LOCATION: Geographic Township of Humphrey

DECISION: PROVISIONAL APPROVAL
DATE: November 2, 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.

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.

The application has been reviewed per Section 2 of the Planning Act and is in accordance with the applicable provincial interests.

CONDITIONS:

The Township's Director of Planning shall not give Final Approval and shall not issue a Certificate regarding Consents **B-2026-0033-H and B-2026-0034-H** 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-2026-0033-H and B-2026-0034-H** be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions:

1. That this approval applies, described as follows:

	Frontage (m)+/-	**Area (ha)+/-**
Lot 1 B-2026-0033-H	91 m (Marlyn Drive)	1.2 ha
Lot 2 B-2026-0034-H	185.3 m (Marlyn Drive)	2.3 ha
Retained Lot	160 m (Seguin River) 387.1 m (Turtle Lake Road) 40 m (Marlyn Drive)	7.9 ha

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 parcels 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 parcels so the final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fee of $175.00 per deed with respect to these applications 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. The applicant receives an entrance feasibility letter from the Township of Seguin Public Works Department for entrance viability for the severed and retained parcels, as applicable.

9. That both the severed parcels be rezoned to ensure compliance with the Zoning By-law.

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.

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

Mayor/Clerk Initials	

CERTIFICATION

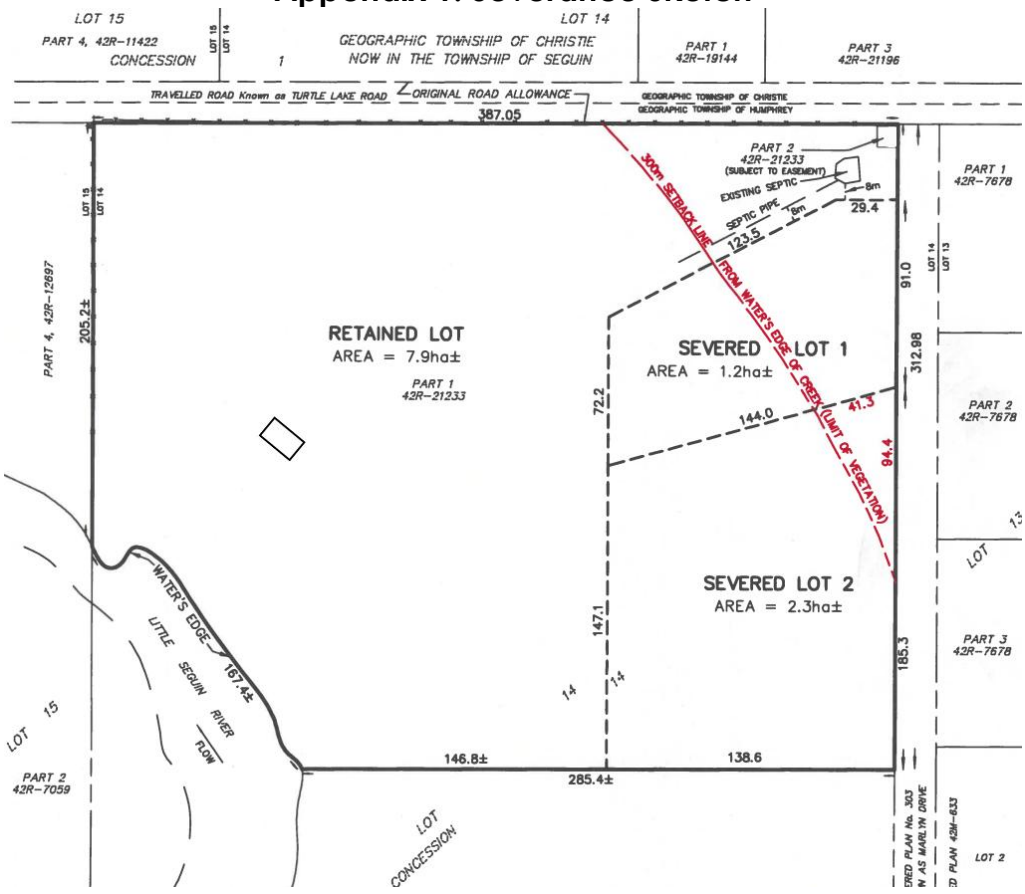
I, Taylor Elgie, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application.

Dated this _____ day of _____, 2026.

_____
Taylor Elgie, MCIP, RPP
Director of Planning

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

Appendix 1: Severance Sketch



Schedule B to Staff Report PL-2026-112

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-094

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-004-17015, 145 Turtle Lake Road, R-2026-0019-H

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 "PART LOT 14 CONCESSION 14 HUMPHREY BEING PARTS 1 AND 2 PLAN 42R21233 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 42R21233 AS IN RO107622 TOWNSHIP OF 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 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 #20 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning a portion of those lands described as "PART LOT 14 CONCESSION 14 HUMPHREY BEING PARTS 1 AND 2 PLAN 42R21233 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 42R21233 AS IN RO107622 TOWNSHIP OF SEGUIN" from the RU-31 Zone to the RR-86 and RR-87 Zones, as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Table 10.3 of Section 10.4, Rural Zones – Exceptions, is hereby further amended by adding Exceptions "86" and "87", as set out on Schedule "B" attached hereto and forming part of this By-law.

3. 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 2nd day of November 2026.

_____

Ann MacDiarmid
Mayor

_____

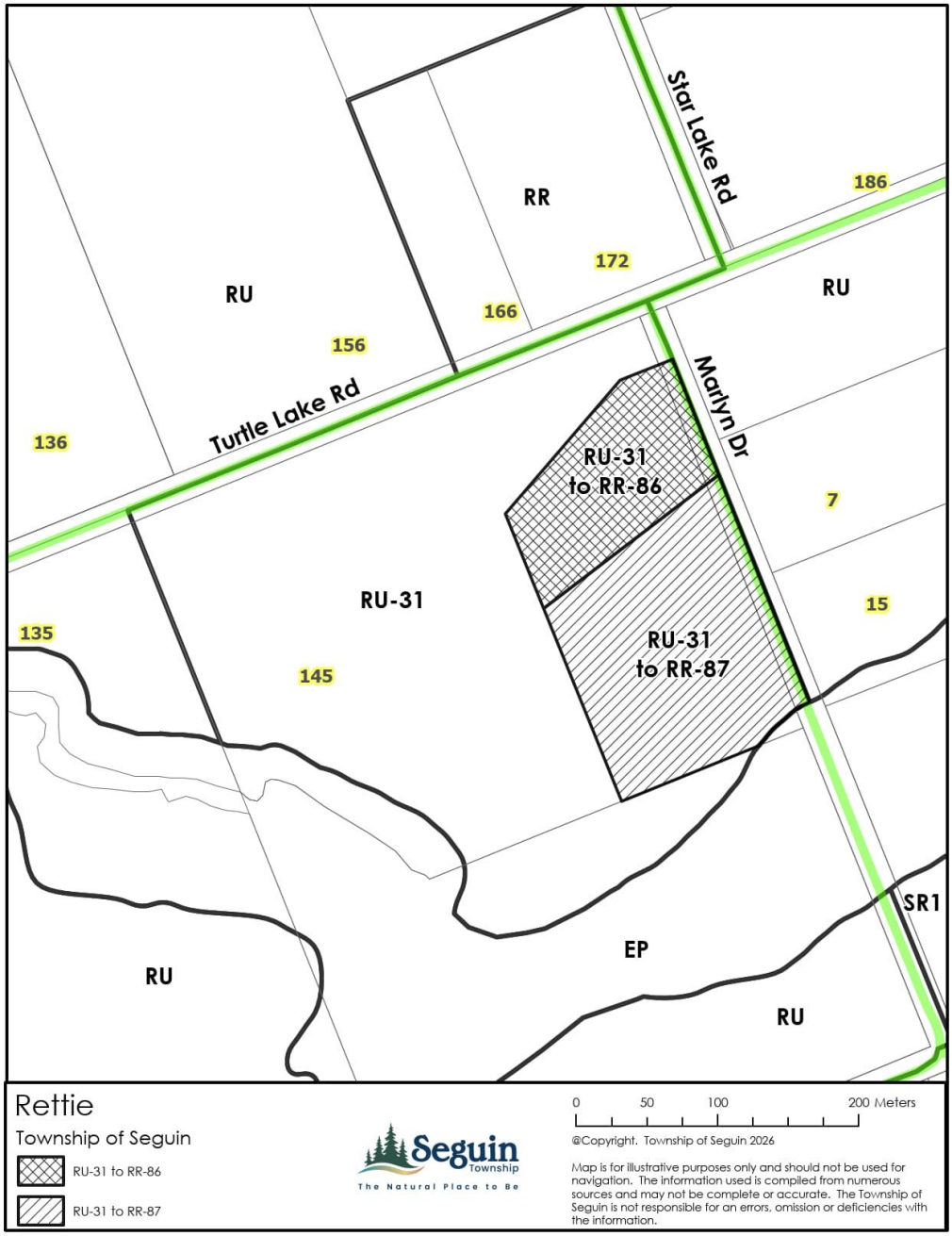
Craig Jeffery
Clerk

By signing below, I Mayor MacDiarmid 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
By-law No. 2026-094 Schedule "A"
PART LOT 14 CONCESSION 14 HUMPHREY BEING PARTS 1 AND 2 PLAN 42R21233
SUBJECT TO AN EASEMENT OVER PART 2 PLAN 42R21233 AS IN RO107622
TOWNSHIP OF SEGUIN
Zoning By-law 2006-125 - Schedule A – Map #20



THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-094

Amendment to Table 10.3 of Section 10.4, Rural 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
RR-86				**Section 10.3, Table 10.2** • Minimum setback for septic sewage disposal system to shoreline of Seguin River = 300 metres	
RR-87				**Section 10.3, Table 10.2** • Minimum setback for septic sewage disposal system to shoreline of Seguin River = 300 metres • Minimum setback for Buildings and Structures from an EP zone = 50 metres	

Outlook

Fw: Seguin - 145 Turtle Lake Road - B-2026-0033-H and B-2026-0034-H

From info <info@seguin.ca>
Date Tue 10/27/2026 3:57 PM
To Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>

Township of Seguin
(705) 732-4300

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: October 27, 2026 11:52 AM
To: info <info@seguin.ca>
Subject: Seguin - 145 Turtle Lake Road - B-2026-0033-H and B-2026-0034-H

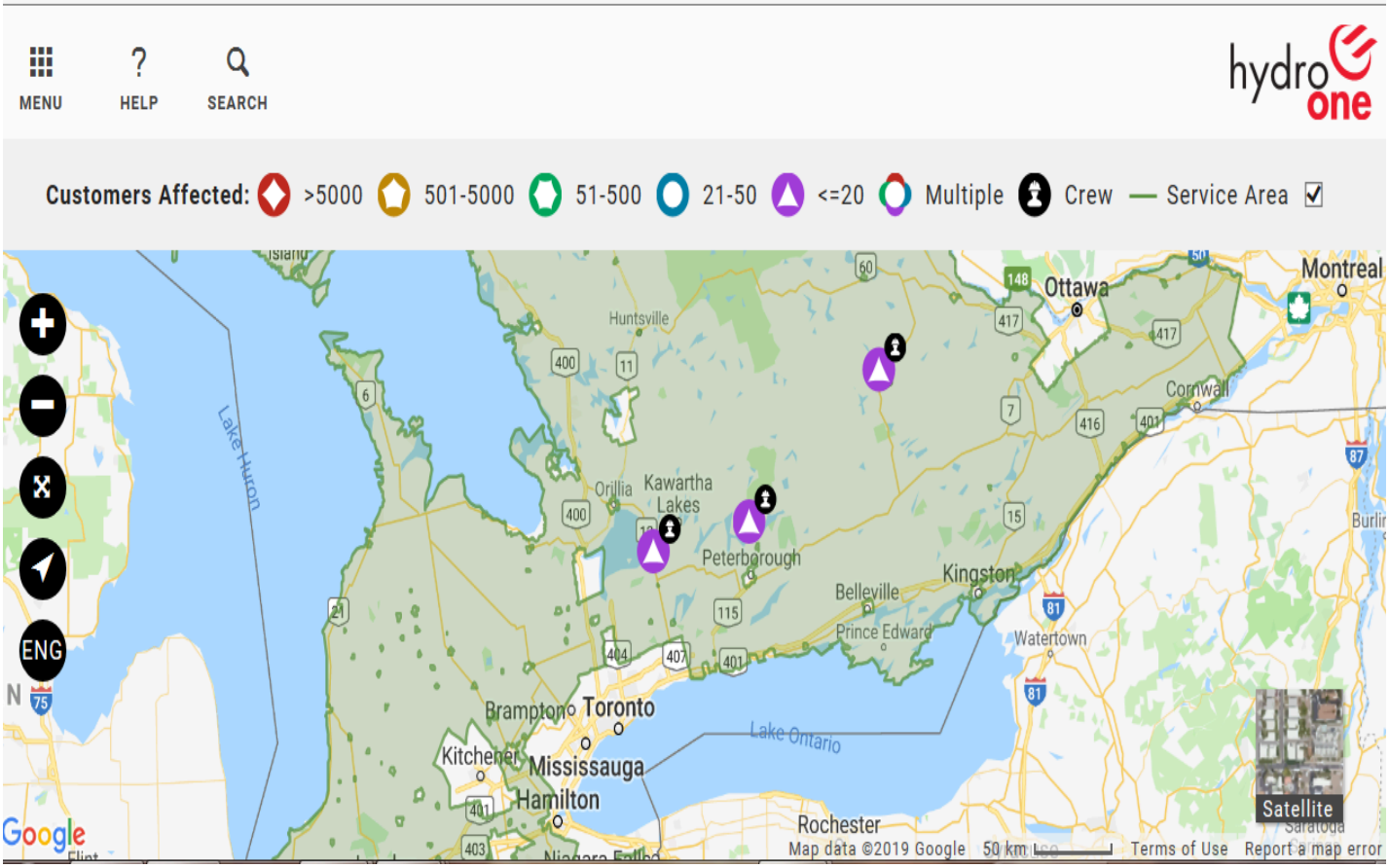
Hello,

We are in receipt of your Application for Consent, B-2026-0033-H and B-2026-0034-H dated 2026-10-13. 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)

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

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

APPLICATION FOR CONSENT

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2026-0033/34-H File Name: Rettie Civic Address: 145 Turtle Lake Rd		Sept. 4 2026
Application Complete: ☒ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903- 010 **-** 004 **-** 17015 **- 0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No
If yes, please submit a copy of your completed "Pre-Consultation Form".
Pre-consultation Date: _____
Attending Planner: Taylor Elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: Jordan Rettie

a) Registered Owner(s): Jordan Rettie and Lauren Rettie
(List all owners and contact information if multiple exist)

Mailing Address: 145 Turtle Lake Road, Rosseau, ON. P0C1J0

Home Phone: 705-641-9523 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: jordan3030rettie@gmail.com, lauren661@hotmail.com

b) Agent: _____

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____Business Fax: _____

Email Address: _____

c) Planner: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 14

b) Lot(s): PT LT 14

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-21233 Part(s): 1 and 2

e) Geographic Township (former municipality) : Humphrey

f) Civic Address: 145 Turtle Lake Road

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
turtle lake rd - apprx. 380m marlyn dr - apprx 311 m	corner lot	11.4 ha

h) Official Plan (current designation of subject lands): Rural and Resource Area

i) Zoning (current zoning of subject lands) : RU-31

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ☐ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ☐ Yes
- ☑ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ☐ Yes
- ☐ No

4. CONSENT

a) Purpose of the Consent:

- ☑ New Lot(s)
- ☐ Lot Addition
- ☐ Easement or Right-of-Way
- ☐ Title Correction
- ☐ Other: _____

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	turtle lake rd - apprx. 380m marlyn dr - apprx 40m	varies	7.9 ha	residential	residential	house	none
LOT ADDITION							
BENEFITTING LOT							
SEVERED LOT 1	90 m	varies	1.2 ha	residential	residential	none	none
SEVERED LOT 2	176 m	varies	2.3 ha	residential	residential	none	none

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): _____

Mailing Address: _____

Phone Number: _____Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ☐ Yes
- ☑ No

If yes, please indicate the file number: _____

e) Does the applicant request a certificate for the retained land?

- ☐ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: 2020

b) When was the present lot created: unknown

c) How was the present lot created:

- ☑ Consent
- ☐ Plan of Subdivision
- ☐ Original Patent
- ☐ Reference Plan
- ☐ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ☑ Yes
- ☐ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

bell easement in corner of prop (to be kept on retained lands)

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ☐ Yes
- ☑ No

If yes, please indicate the following:

Date of transfer: _____

Name of transferee: _____

Land use on severed land: _____

6. EXISTING USES

a) Existing uses of the subject land:

residential

b) Length of time that the existing uses have continued: 6 years

c) Dimensions of all existing buildings or structures on subject land.
**Attach separate sheet if more than 4 structures exist*

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	house -	278	2			9m
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.	house -80m	80m/285m	312m	140m
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: residential

To the south: residential

To the west: residential

To the east: residential

7. ACCESS

a) Access to the subject land is provided by: Turtle Lake Road

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☑ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: 145 Turtle Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

take highway 141, turn left onto Tally-ho Swords Road, turn right onto Turtle Lake Road

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ❑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ❑ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ❑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ❑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ❑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ❑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ❑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ❑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ❑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ❑ If the subject land has lake frontage, label the lake name.
- ❑ The location and nature of any easement affecting the subject land.
- ❑ Label the lots numerically (ie: Lot 1, Lot 2)
- ❑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), Sordan + Lauren Rettie the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

Lauren Rettie to act as my Agent with respect to the
Agent

preparation and submission of this Application.

Signature of Owner — Date: Aug 31/25

Signature of Owner — Date: Aug 31/26

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner — Date Aug 31/26

Signature of Owner — Date Aug 31/26

Signature of Witness — Date Aug 31/26

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Lauren Pelle (Owner(s)/Agent) of the Township of Seguin in the County/District/Regional Municipality of Parry Sound do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Seguin in the District of parry sond this 3 day of Sept. 2024

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Melissa Nicole Profit, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Seguin Expires November 7, 2027.

Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

Date Aug. 31/26

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2026 -0019 - H File Name: Rettie Civic Address: 145 Turtle Lake Rd.		Sept 4 2026.
Application Complete: ☐ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903 01000417015 **0000**

Did you pre-consult with the Township Planning Department? ☐ Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: _____

Attending Planner: Taylor Elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: Jordan Rettie

a) Registered Owner(s): Jordan Rettie/Lauren Rettie

(List all owners and contact information if multiple exist)

Mailing Address: 145 Turtle Lake Road, Rosseau, ON. P0C1J0

Home Phone: 705-641-9523 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: jordan3030rettie@gmail.com, lauren661@hotmail.com

b) Agent: _____

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: _____

c) Planner: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 14

b) Lot(s): PT LT 14

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-21233 Part(s): 1 and 2

e) Geographic Township (former municipality): Humphrey

f) Civic Address: 145 Turtle Lake Road

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
turtle lake - 387m	varied	11.4 ha

h) Official Plan (current designation of subject lands):

Rural and Resource Area

i) How does the application conform to the Official Plan:

Conforms to consent policies including rural lot creation

j) Are there any easements or right-of-ways affecting the subject lands?

- [x] Yes
- [ ] No

If yes, indicate and describe the purpose of the easement or right-of-ways:

Bell easement part 2, to be kept on retained lands

k) The subject land is within an area where zoning with conditions apply:

- [x] Yes
- [ ] No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

- [ ] Yes
- [x] No

If yes, state the requirements:

m) The subject land is within an area of land designated under any provincial plan or plans:

- [ ] Yes
- [x] No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

- [ ] Yes
- [ ] No

3. ZONING BY-LAW AMENDMENT

a) The current zoning of the subject land:

RU-31 (septic has to be outside of 300 m of river)

b) The nature and extent of the proposed rezoning:

RU to RR-exception zone

c) The purpose of the proposed rezoning:

rezone to RR lots to meet the RR frontage and lot requirements (see smaller frontages across from subject lands on Marlyn Drive as well as RR to the north of subject lands), septic to stay outside of 300m from river

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
lot 1 and lot 2 (see sketch		

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: 2020

b) Existing uses of the subject land:

rural residential

c) Length of time that the existing uses have continued: since 2020

d) Proposed uses of the subject land:

rural residential

**Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. retainedlot-dwelling	2020
2 proposed lots=vacant	
3.	
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. dwelling	80m	80m/285m	312m	140m
2.				
3.				
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. n/a				
2.				
3.				
4.				

**Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. dwelling			2			9m
2.						
3.						
4.						

Proposed:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. n/a						
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Rural/Rural Residential

To the south: Rural

To the west: Rural

To the east: Rural

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☐ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other:_____

c) Storm drainage is provided to the subject land by:

- ☑ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 145 Turtle Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

take highway 141, turn left onto Tally-ho Swords Road, turn right onto Turtle Lake Road

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

Consistent with policy statements - new lot creation for rural residential use

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

public notice to neighbours

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☐ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☐ Indicate the area to be rezoned.
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☐ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☐ The current uses on land that is adjacent to the subject land.
- ☐ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☐ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), Lauren Rettie + Jordan Rettie the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize
Lauren Rettie to act as my Agent with respect to the
Agent
preparation and submission of this Application.

Signature of Owner — Date: Aug 31/26

Signature of Owner — Date: Aug 31/26

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner — Date: Aug. 31/26

Signature of Owner — Date: Aug. 31/26

Signature of Witness — Date: Aug 31/26

** This Section needs to be completed by the **Owner****

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Lauren Rettie (Owner(s)/Agent) of the
(Name of Owner(s)/Agent)

Township of Seguin in the
(Town/Township/City) (Name of Town/Township/City)

County/District/Regional Municipality of Parry Sound do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Seguin.

in the District of parry Sonel.

this 3 day of September, 2026.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Melissa Nicole Profit, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Seguin. Expires November 7, 2027.

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).

Signature of Owner(s)/Agent

Date Aug 31/26

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Prepared for: Mayor and Members of Council

Subject: Zoning By-Law Amendment R-2026-0018-F
Consent Applications B-2026-022 to 32 & 035 to 042-F (Tsai)

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

Agenda Date: November 2, 2026 Report No: PL-2026-115

Public Meeting Report

Proposal	The applicant is proposing to reconfigure three existing rural lots to create a total of 11 rural residential lots. Certificates of cancellation are required to cancel Consents B-2020-0018-F and B-2020-0019-F and re-establish the parcel fabric necessary for the proposed reconfiguration. Several proposed lots would be accessed by shared driveways secured through rights-of-way. The associated Zoning By-law Amendment would rezone Lots 1 to 8 from Rural (RU) to Rural Residential (RR), rezone Lots 9 and 10 to a site-specific Rural Residential Exception Zone to recognize reduced lot frontage and require increased front-yard setbacks, and refine the Environmental Protection (EP) Zone boundaries based on the submitted Environmental Impact Study (EIS). The EIS mitigation measures are proposed to be secured through conditions of consent and a development agreement registered on title, subject to the Township's final review. Ultimately, the applications would facilitate future rural residential development.
File Details	Zoning By-Law Application: R-2026-0018-F Consent Application: B-2026-022 to 32 & 035 to 042-F Owner: REACH INTERNATIONAL INC., SL LEGACY INC., GOLDEN LOVENEST INC. Agent: Adam Kozlowski, Planscape Inc. Subject Lands: FOLEY CON 5 PT LOT 21 RP 42R11898 PT PART 3 FOLEY CON 5 PT LOT 21 RP 42R21650 PART 2 FOLEY CON 5 PT LOT 21 RP 42R21650 PART 1 Roll No. 4903-030-006-00400/00402/00403
What is the request?	The purpose of the proposed consent applications is to cancel the previous consents and reconfigure the subject lands to create a total of 11 rural residential lots.

The proposed lot configuration includes shared driveways and rights-of-way to provide access to certain lots while avoiding identified natural heritage features.

The purpose of the associated Zoning By-law Amendment is to rezone Lots 1 to 8 from Rural (RU) to Rural Residential (RR), rezone Lots 9 and 10 to a site-specific Rural Residential Exception Zone to recognize reduced lot frontage and require a 30-metre front-yard setback, and refine the Environmental Protection (EP) Zone boundaries in accordance with the submitted EIS.

Table 1 – Severance and Right-of-way Proposal

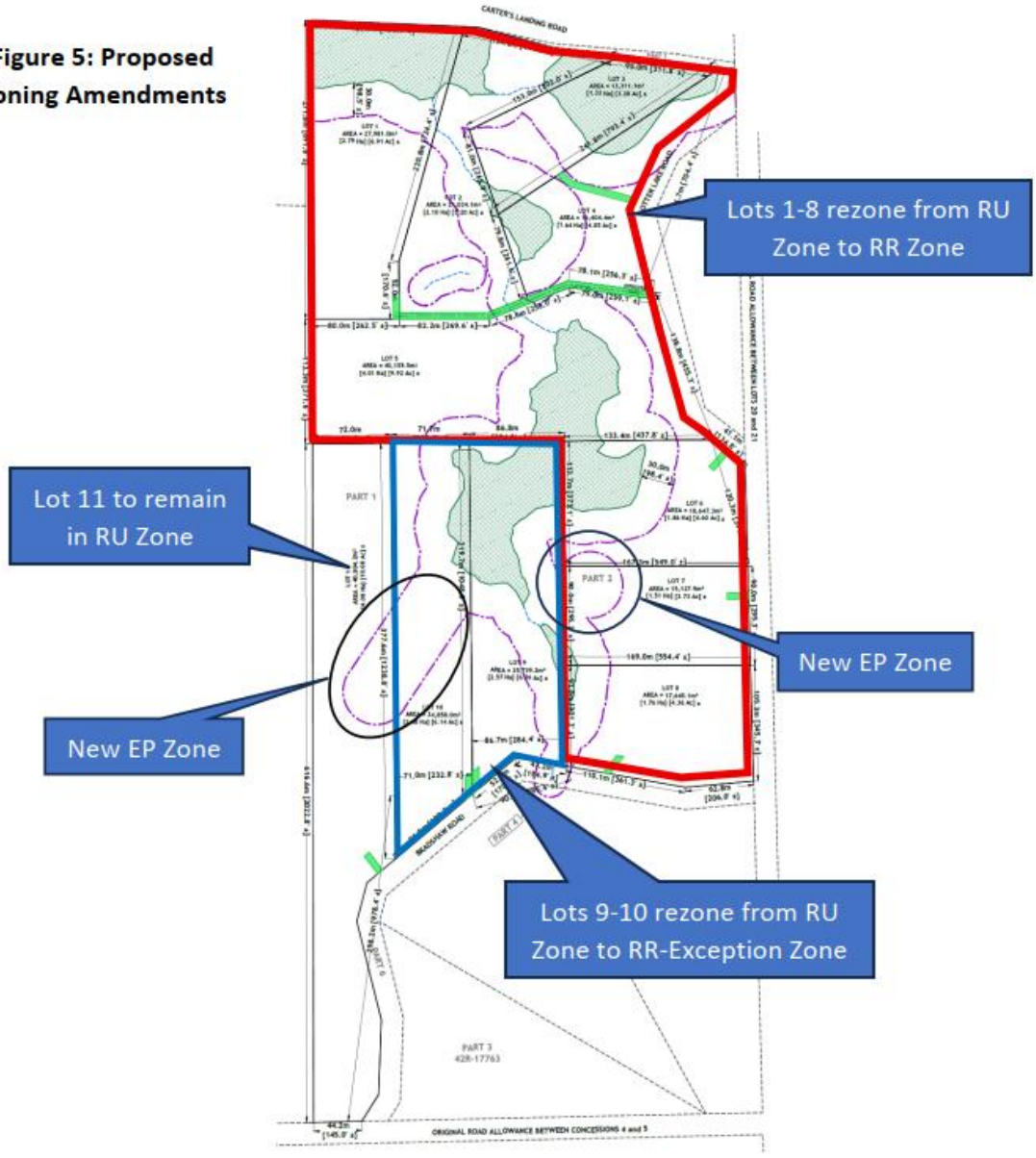
New Vacant Lot	Area	Frontage	Buildable Area	Access
Severed Lot 1	2.79 ha (6.91 ac)	137.7 m (451.9 ft)	1.39 ha (3.44 ac)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 2	2.10 ha (5.2 ac)	134.6 m (441.5 ft)	0.45 ha (1.11 ac)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 3	1.33 ha (3.28 ac)	95 m (311.8 ft)	0.20 ha (0.51 ac)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 4	1.64 ha (4.05 ac)	214.7 m (704 ft)	0.40 ha (0.99 ac)	Otter Lake Road
Severed Lot 5	4.01 ha (9.92 ac)	138.8 m (455.4 ft)	1.6 ha (3.97 ac)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 6	1.86 ha (4.6 ac)	120.3 m (394.6 ft)	0.74 ha (1.83 ac)	Otter Lake Road
Severed Lot 7	1.51 ha (3.73 ac)	90 m (295.3 ft)	0.94 ha (2.32 ac)	Otter Lake Road
Severed Lot 8	1.76 ha (4.36 ac)	105.3 m (345.3 ft)	1.17 ha (2.91 ac)	Bradshaw Road
Severed Lot 9	2.57 ha (6.36 ac)	86.7 m (284.4 ft) (1)	0.55 ha (1.37 ac)	Shared driveway/ROW over lot 10 to Bradshaw Rd.
Severed Lot 10	2.48 ha (6.14 ac)	71 m (232.8 ft) (2)	0.81 ha (2 ac)	Shared driveway/ROW over Lot 9 to Bradshaw Rd.
Severed Lot 11	4.08 ha (10.08 ac)	298.2 m (978.4 ft)	2.96 ha (7.32 ac)	Bradshaw Road

(1) Severed Lot 9 has 86.7 metres of "straight line" frontage and 99.2 metres of linear frontage on Bradshaw Road.
(2) Severed Lot 10 has 71 metres of "straight line" frontage and 91.5 metres of linear frontage on Bradshaw Road.

Previous File

In 2021, Council granted provisional approval to Consent Applications B-2020-0018-F and B-2020-0019-F, which created two new rural residential lots from the subject lands. The applications were supported by a scoped Environmental Impact Study and were considered consistent with the Provincial Policy

	Statement, conformed with the Township Official Plan, and were in keeping with the Zoning By-law. No concerns were identified by Township departments or members of the public through the statutory public meeting process. The approvals were subject to standard consent conditions, including survey and conveyancing requirements, payment of applicable fees and parkland dedication, confirmation of private sewage suitability from the North Bay-Mattawa Conservation Authority, and confirmation that an entrance permit could be obtained from the Township. A further condition required the identified environmental features on the severed and retained lands to be rezoned from Rural (RU) to Environmental Protection (EP), in accordance with the scoped Environmental Impact Study, to support environmentally sustainable development. <u>Revised Rural Severance Policies</u> On August 6, 2024, Council adopted Resolution 2024-237, directing staff to proceed with a municipally initiated Official Plan Amendment to update the Township's rural severance policies. The direction arose from a review of the existing policy framework, which limits further rural lot creation based on historic severance activity and the size of the parent parcel as of April 24, 2007. Staff identified that this approach may no longer reflect current planning circumstances and had resulted in potential requests for site-specific Official Plan Amendments. The proposed policy review was intended to establish a more comprehensive and consistent framework based on rural character, road classification, lot area and frontage, while maintaining protections for sensitive lakes, backlot development, natural heritage features, agricultural lands and aggregate operations. Figure 1 – Proposal

	Figure 5: Proposed Zoning Amendments 
Internal and Agency Comments	Clerk: No comments Building: No comments Fire/By-law: No comments Public Works: No comments Treasury: No comments Please note that all comments will be considered as part of the staff recommendation report to Council.
Public Comments	Catherine Morrison

	• Raised concerns with the proposed cancellation of the 2020 consents, consolidation of the lands, and creation of 11 residential lots. • Questioned whether the proposal should proceed by plan of subdivision rather than through individual consents. • Requested clarification regarding applicable Official Plan policies, lot-creation limits, and the status of the recently adopted Official Plan. • Expressed concerns regarding cumulative impacts on Otter Lake, including recreational use, boating activity, septic servicing, groundwater use, runoff and phosphorus loading. • Identified a drainage route from a wetland area through a culvert under Hagerman Court to an Environmentally Protected bay of Otter Lake, and requested confirmation that related drainage, wildlife habitat, erosion, sedimentation and nutrient impacts are addressed through the EIS. • Requested that the matters raised be fully addressed before a decision is made. Carolyn Franke, Lake Steward, Otter Lake Ratepayers' Association • Opposed the proposed creation of 11 residential lots. • Expressed concern that Otter Lake already exceeds its recreational carrying capacity and that future residents may increase boating and recreational pressure on the lake. • Raised concerns regarding impacts on wildlife habitat, groundwater, runoff and the water quality of the lake. • Submitted that the development would not provide affordable housing and could establish an undesirable precedent for rural development. • Requested that Council refuse the applications and provide notice of its decision. Werner Mersch, President, Rankin Lake Property Owners' Association • On behalf of the RLPOA Board, opposed the zoning by-law amendment and associated consent applications. • Questioned the use of the consent process to create 11 lots, rather than a plan of subdivision. • Raised concerns regarding wetlands, watercourses, wildlife habitat, drainage, stormwater runoff, erosion, sedimentation, septic systems, nutrient loading and habitat fragmentation. • Expressed concern that the proposal represents inappropriate rural intensification near an environmentally sensitive, over-threshold Lake Trout lake. • Noted potential increased recreational activity and boating pressure on Otter Lake, and a potential precedent for similar backlot development near other sensitive lakes. • Requested that Council refuse the applications and notify the Association of future decisions.

	Nicole Mailloux and Brian Hindley • Opposed the application behind Carter's Landing. • Expressed support for the Otter Lake Ratepayers' Association's letter of opposition and the concerns raised therein. Kerry Mueller, on behalf of the Otter Lake Ratepayers' Association Board • Opposed the proposed zoning by-law amendment and consent applications. • Raised concerns regarding consistency with Official Plan policies, lake capacity, environmental impacts, increased boating activity, septic servicing, runoff, wetlands and wildlife habitat. • Expressed concern that approval could establish a precedent for similar backlot development. • Requested that Council deny the applications and notify the Association of future decisions. Lake Rosseau North Association, Board of Directors • Supported the Otter Lake Ratepayers' Association's opposition to the proposal. • Raised concerns regarding natural-environment protection, cumulative impacts on Otter Lake, and precedent for similar development elsewhere in the Township. • Requested that Council refuse the applications. Vaughn Betz, Otter Lake Cottage Owner • Opposed the proposed zoning by-law amendment and consent applications. • Raised concerns regarding recreational carrying capacity, boating activity, noise, lighting, septic systems and runoff. • Requested that Council deny the applications. Please note that all comments will be considered as part of the staff recommendation report to Council.
Official Plan	Designations - Rural and Resource Area, Intersection Bridge Improvement (no Public Works concerns raised), Mineral Resource Potential
Zoning	Rural and Environmental Protection. The Rural Zone permits uses such as residential and agricultural. The proposal requests Rural Residential lots, with some having less straight-line frontage.

	Figure 5 shows a keymap with the existing zoning on the property.
Access	Public roads
Lot Size and Frontage	<u>Northern Parcel</u> Lot size: +/- 10.5 hectares Frontage: +/- 215 metres (Otter Lake Road) <u>Eastern Parcel</u> Lot size: +/- 8.2 hectares Frontage: +/- 470 metres (Otter Lake Road) <u>Western Parcel</u> Lot size: +/- 8.2 hectares Frontage: +/- 200 metres straight line (Bradshaw Road)
Existing Development and Site Characteristics	- The properties are largely vacant. A small outbuilding is located on the eastern lot. - The property is largely forested, with mature mixed vegetation. It has wetlands and low-lying areas throughout the property. - The neighbouring properties are used for rural and residential purposes.
Supporting Studies	Planning Justification Report by Planscape – Schedule C - The Planning Justification Report concludes that the applications are consistent with the Provincial Planning Statement, conform with the Township Official Plan, and represent appropriate rural residential development, subject to the proposed zoning provisions and conditions of consent. - The report concludes that the consent process is appropriate, as the development would use existing year-round municipally maintained roads and private services, with no new public road or municipal service infrastructure proposed. - The report maintains that the proposed lot configuration is compatible with the rural character of the area due to the low-density form of development, lot sizes, retained forest cover, and identified building envelopes. - The report relies on the Environmental Impact Study to conclude that the proposed development can proceed without negative impacts to identified natural heritage features, provided its mitigation measures are implemented. Recommended measures include environmental buffers, restricted development areas, and other site-development controls. - The report recommends that the Environmental Impact Study mitigation measures be secured through a development agreement registered on title

	as a condition of consent, to ensure implementation at the time of future lot development. - The report indicates that proposed shared driveways and rights-of-way are intended to avoid impacts on wetlands and other natural heritage features while maintaining access to year-round roads. Final entrance locations would be subject to Township Public Works review and approval. - The report identifies that all proposed lots meet the applicable minimum lot-area requirement. It acknowledges that Lots 9 and 10 do not meet the zoning by-law frontage calculation, but supports a site-specific zoning exception based on their linear frontage along Bradshaw Road and a proposed 30-metre front-yard setback. - The report proposes refinement of the Environmental Protection Zone boundaries based on updated environmental field work. Municipally Directed Environmental Impact Study Report by RiverStone – Schedule D - The Environmental Impact Study concludes that the proposed development can be undertaken without negative impacts to identified natural heritage features or ecological functions, provided that its recommended avoidance and mitigation measures are implemented. - The study identifies wetlands, intermittent watercourses, habitat of endangered and threatened species, and significant wildlife habitat on or adjacent to the subject lands. - Development and site alteration are to be prohibited within 30 metres of wetlands and 15 metres of watercourses. Existing vegetation within these setbacks is to be retained as a natural vegetated buffer. - The proposed access arrangement is intended to use the existing watercourse crossing, minimizing the need for additional disturbance to drainage features. - The study recommends that vegetation removal be minimized and limited to areas required for development. Clearing on individual lots is not to exceed 0.75 hectares. - Tree removal is to occur outside seasonal periods identified for endangered bat species. If clearing is required during the restricted period, additional species-at-risk assessment and potential direction from the Ministry of the Environment, Conservation and Parks may be required. - To address potential impacts to Eastern Hog-nosed Snake, vegetation removal is recommended outside its active season, and sediment and erosion-control fencing is to be installed around site-alteration areas. The Ministry is to be contacted if an individual is encountered during construction. - The study identifies specialized wildlife habitat and amphibian movement corridors. Recommended measures include retaining wetlands, watercourses, wooded areas and vegetated buffers, as well as restricting development to identified building envelopes.

	- Construction-related measures include erosion and sediment controls, maintenance of natural drainage patterns, and directing exterior lighting downward and away from open areas and natural habitat. - The report concludes that the proposal is consistent with applicable natural heritage provisions of the Provincial Planning Statement and conforms with the Township's environmental protection policies, subject to implementation of the recommended mitigation measures.
Key Considerations and Next Steps	- The Official Plan highlights the standards for appropriate rural lot creation and environmental protection. - Staff will review the proposal against the standards of the Official Plan. A full recommendation and planning analysis will be brought forward for Council's consideration at a future Council meeting. The recommendation report will also consider public and agency comments.

Prepared By:

T. Elgie

Taylor Elgie, MCIP, RPP
Director of Planning

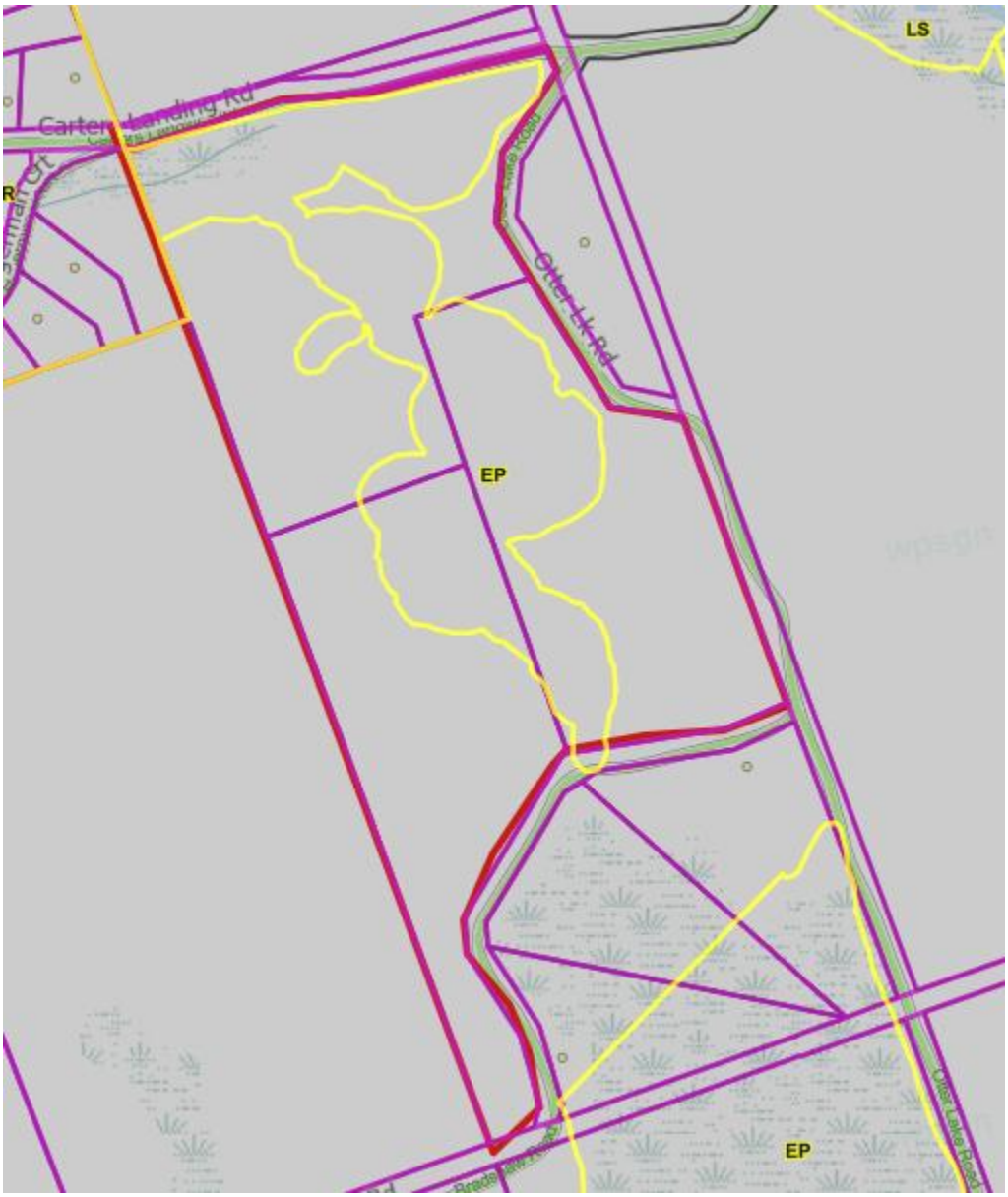
Reviewed By:

Jason Inwood
Chief Administrative Officer

Attachments:

Schedule A – Applications
Schedule B – Public Comments
Schedule C – Planning Justification Report
Schedule D – Environmental Impact Study

Figure 5: Key Map (properties in red)



Township of Seguin
Application for

ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2026-0018-F -		
File Name: Tsai		
Civic Address: N/A		Sept 4 2026
Application Complete: ☒ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903 030-006-00400 / 00402/00403 **0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: 17-Jul-2026

Attending Planner: Taylor Elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: Agent - Adam Kozlowski - Planscape Inc.

a) Registered Owner(s): Luther Tsai

(List all owners and contact information if multiple exist)

Mailing Address: Unit 603, 15 Lower Jarvis St, Toronto, ON, M5E 0C4

Home Phone: +1 416-930-9347 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: tsailuther@gmail.com

b) Agent: Adam Kozlowski - Planscape Inc.

Mailing Address: 104 Kimberley Ave., Bracebridge, ON, P1L 1Z8

Home Phone: 705-645-1556 ext. 106 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: akozlowski@planscape.ca

c) Planner: Same as Agent detailed above

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 5

b) Lot(s): 21

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-21650 Part(s): 2

e) Geographic Township (former municipality): Foley

f) Civic Address: N/A - vacant

g) Dimensions of subject lands: See attached severance information sheet - ZBA to rezone new lots

Frontage (m)	Depth (m)	Area (ha)
See attached PJR		

h) Official Plan (current designation of subject lands):

Rural and Resource Area

i) How does the application conform to the Official Plan:

Rezone lands from Rural to Rural Residential - RR uses permitted in underlying designation.

j) Are there any easements or right-of-ways affecting the subject lands?

☐ Yes
☑ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

k) The subject land is within an area where zoning with conditions apply:

☐ Yes
☑ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

☐ Yes
☑ No

If yes, state the requirements:

m) The subject land is within an area of land designated under any provincial plan or plans:

☐ Yes
☑ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

☐ Yes
☐ No

3. ZONING BY-LAW AMENDMENT

a) The current zoning of the subject land:

Rural Zone and Environmental Protection Zone

b) The nature and extent of the proposed rezoning:

Lots 1 to 8: to be rezoned from Rural (RU) to Rural Residential (RR); Lots 9 and 10: to be rezoned from Rural (RU) to Rural Residential-Exception (RR-Exception) Zone; 2 new areas to be rezoned from RU Zone to EP Zone- see PJR & EIS (see sketch)

c) The purpose of the proposed rezoning:

To recognize the intended future rural residential use, and to add lands to the Environmental Protection (EP) Zone per the submitted EIS.

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
see attached PJR		

See attached zoning information sheet for dimensions of severed lots to be rezoned

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

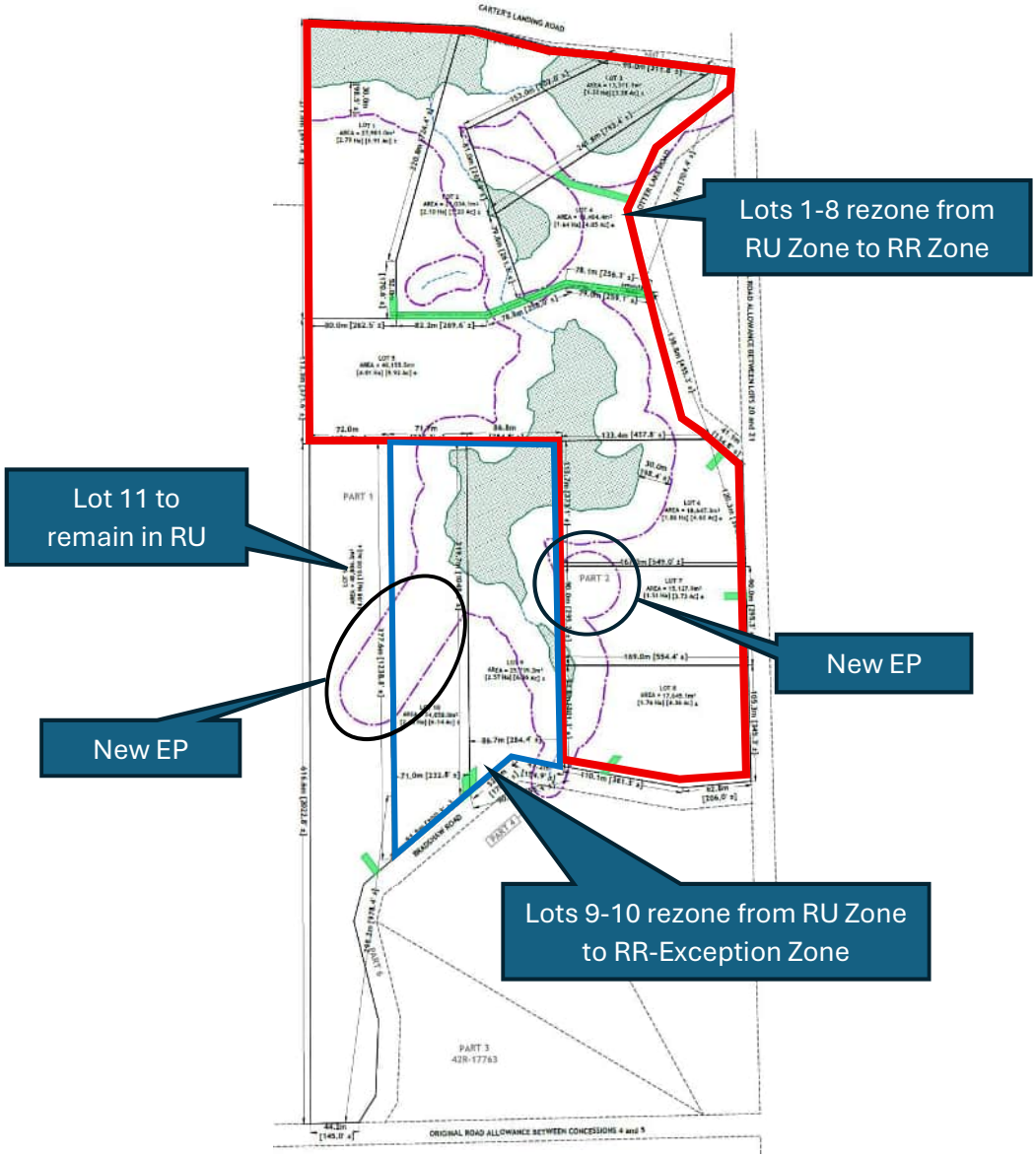
If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

Proposed Zoning By-law Amendment

- Rezone Lots 1 to 8 from the Rural (RU) Zone to Rural Residential (RR) Zone. These lots will comply with the minimum lot frontage of 90 metres and minimum lot area of 1.2 hectares.
- Rezone Lots 9 and 10 from the Rural (RU) Zone to a Rural Residential – Exception (RR-Exception) Zone to permit reduced lot frontages of 86.7 metres and 71 metres, per the definition of ***Lot Frontage, section i)*** of Section 13 of Zoning By-law 2006-125 and to establish an enhanced minimum front yard setback of 30 metres.
- Refine the existing Environmental Protection (EP) zoning on the subject lands where required, based on the updated 2026 Environmental Impact Study submitted with the application.



4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: pre 2019

b) Existing uses of the subject land:

Vacant lands

c) Length of time that the existing uses have continued: vacant lands

d) Proposed uses of the subject land:

vacant - future rural residential use

******Attach a separate description if necessary*

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. N/A vacant	
2	
3.	
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. N/A Vacant				
2.				
3.				
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1.				
2.				
3.				
4.				

***Attach separate sheet if more than 4 existing or proposed structures*

g) Dimensions of all existing and proposed structures on subject land.

Existing:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. N/A vacant						
2.						
3.						
4.						

Proposed:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.						
2.						
3.						
4.						

h) What are the adjacent land uses:

To the north: Tourist Commercial (Grand Tappattoo Resort), Otter Lake

To the south: Rural lands

To the west: Rural residential and shoreline residential lands (Carter's Landing), rural

To the east: Rural lands

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☑ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)	Not assigned	Submitted concurrently
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: Otter Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

- Take Humphrey Dr to ON-141 W
- Take Lake Joseph Rd and Hwy 400 N/Trans-Canada Hwy/ON-400 N to Oastler Park Dr/Ontario 7241. Take exit 217 from Hwy 400 N/Trans-Canada Hwy/ON-400 N
- Follow Oastler Park Dr/Ontario 7241 to Otter Lake Road

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

See attached PJR.

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

Compliant with Planning Act requirements for Consent (S.53) and Zoning Amendment (S.34)

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☑ Indicate the area to be rezoned.
- ☑ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The current uses on land that is adjacent to the subject land.
- ☑ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☑ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☑ If the subject land has lake frontage, label the lake name.
- ☑ The location and nature of any easement affecting the subject land.
- ☑ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), See attached authorization. the undersigned,
Registered Owner(s)
being the Registered Owner(s) of the subject land, hereby authorize _____ to act as my Agent with respect to the
Agent
preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

See attached authorization.

_____ _____

Signature of Owner Date

_____ _____

Signature of Owner Date

_____ _____

Signature of Witness Date

** This Section needs to be completed by the **Owner****

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Adam Kozlowski (Name of Owner(s)/Agent) (Owner(s)/Agent) of the Town (Town/Township/City) of Bracebridge (Name of Town/Township/City) in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Town of Bracebridge

in the District of Muskoka

this 13th day of August, 20 26.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Signature of Commissioner

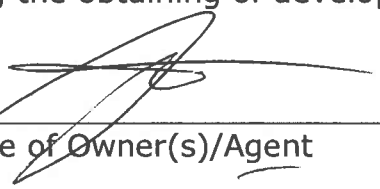
Wanda Adriana Roloson,
a Commissioner, etc., Province of
Ontario, for Planscape Inc.
Expires June 12, 2036.

Commissioners Stamp

13. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the application in this matter requiring the obtaining of development approval(s).



Signature of Owner(s)/Agent

13-Aug-2026

Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr.,
Seguin, ON, P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

OWNER'S AUTHORIZATION

I, Luther Tsai, being a signing officer for SL Legacy Inc., owning property described as:

Part of Lot 21, Concession 5, Geographic Township of Foley, Pt. 2, 42R-21650, Township of Seguin, District of Parry Sound.

Civic Address: Otter Lake Road
Roll Number: 490303000600403

hereby appoint **PLANSCAPE**, 104 Kimberley Avenue, Bracebridge, Ontario, P1L 1Z8 to act as agent in all planning matters for the property described above.

Date: 30 July 2026

Signature

Luther TSAI

Print Name
Having the Authority to Bind the Corporation

FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to The Planning Act, will be used for the purpose of responding to the application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

The applicant hereby authorizes the members of Council, members of the Committee of Adjustment, members of the staff of the Township and designated consultants, to enter onto the above-noted property for the limited purposes of evaluating the application over the time this application is under review by the Township.

Date: 30 July 2026

Signature

Luther TSAI

Print Name
Having the Authority to Bind the Corporation

OWNER'S AUTHORIZATION

I, Serene Lay Hong Pang, being a signing officer for Reach International Inc. and Golden Lovenest Inc., owning property described as:

Part of Lot 21, Concession 5, Geographic Township of Foley, Pt. 1, Plan 42R-21650 & Pt. 3, 42R-11898, Township of Seguin, District of Parry Sound.

Civic Address: Otter Lake Road
Roll Number: 490303000600400 / 490303000600402

hereby appoint PLANSCAPE, 104 Kimberley Avenue, Bracebridge, Ontario, P1L 1Z8 to act as agent in all planning matters for the property described above.

Date: August 4, 2026

Signature

SERENE LAY HONG PANG

Print Name
Having the Authority to Bind the Corporation

FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to The Planning Act, will be used for the purpose of responding to the application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

The applicant hereby authorizes the members of Council, members of the Committee of Adjustment, members of the staff of the Township and designated consultants, to enter onto the above-noted property for the limited purposes of evaluating the application over the time this application is under review by the Township.

Date: AUGUST 4, 2026

Signature

SERENE LAY HONG PANG

Print Name
Having the Authority to Bind the Corporation

PROPERTY DESCRIPTION: PART LOT 21 CONCESSION 5 FOLEY PART 3, 42R11898 EXCEPT PARTS 1 & 2, 42R21650; TOWNSHIP OF SEGUIN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 52182-0545

PIN CREATION DATE:
2022/02/22

OWNERS' NAMES
REACH INTERNATIONAL INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
42R11898	1991/02/08	PLAN REFERENCE				C
GB102622	2017/06/20	TRANSFER	$95,000	KIM, PAEK KYU KIM, SUN KWA PARK, CHANG WOO PARK, OCK SOON	REACH INTERNATIONAL INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ID: 014982149
nde n°:
nsaction ID: 049788016
ransaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2013/01/18
Document produit le:
Time Report Produced: 15:25:38
Imprimé à:

Certificate of Incorporation
Certificat de constitution

This is to certify that

Ceci certifie que

REACH INTERNATIONAL INC.

Ontario Corporation No.

Numéro matricule de la personne morale en Ontario

002358096

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

JANUARY 18 JANVIER, 2013

Director/Directrice
Business Corporations Act/Loi sur les sociétés par actions

Request ID / *Demande n°*
14982149

Ontario Corporation Number
Numéro de la compagnie en Ontario
2358096

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT / *LOI SUR LES SOCIÉTÉS PAR ACTIONS*

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
REACH INTERNATIONAL INC.

2. The address of the registered office is: *Adresse du siège social:*

1120 FINCH AVE. WEST Suite 701

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)

TORONTO ONTARIO
CANADA M3J 3H7

(Name of Municipality or Post Office) (Postal Code/*Code postal*)
(Nom de la municipalité ou du bureau de poste)

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*

Minimum 1 Maximum 7

4. The first director(s) is/are: *Premier(s) administrateur(s):*

First name, initials and surname *Prénom, initiales et nom de famille*	Resident Canadian State Yes or No *Résident Canadien Oui/Non*
Address for service, giving Street & No. or R.R. No., Municipality and Postal Code *Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal*	
* SERENE LAY HONG PANG 29 PROSPECTOR'S DR. MARKHAM ONTARIO CANADA L6C 2V9	YES

RESOLUTION OF THE BOARD OF DIRECTORS OF
REACH INTEERNATIONAL INC. (the "Corporation")

CHANGE OF REGISTERED OFFICE

BE IT RESOLVED THAT with immediate effect, the registered office of the Corporation be changed from to the following:

1272 Military Trail, Scarborough, Ontario M1C 1A5

As the new registered office is situated in the same municipality, no special resolution is required to be passed by the shareholders.

CHANGE OF LOCATION OF MINUTE BOOK AND RECORDS

BE IT RESOLVED THAT with immediate effect, the location of the minute book and records of the Corporation be fixed at:

1272 Military Trail, Scarborough, Ontario M1C 1A5

The foregoing resolution is hereby passed by all the Directors of the Corporation, pursuant to the provisions of the *Business Corporations Act* (Ontario), as evidenced by their signatures hereto.

The delivery of an executed copy of this Resolution by facsimile or telecopy or by electronic transmission in portable document format (PDF) shall be deemed to be the equivalent of the delivery of an executed original thereof.

DATED this 23rd day of November, 2021.

Serene Lay Hong Pang

Luther Tsai

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 21 CONCESSION 5 FOLEY PART 1, 42R21650; TOWNSHIP OF SEGUIN

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT GB149095.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 52182-0545

PIN CREATION DATE:
2022/02/22

OWNERS' NAMES
GOLDEN LOVENEST INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
42R21650	2021/06/21	PLAN REFERENCE				C
GB149095	2021/12/02	TRANSFER	$98,500	REACH INTERNATIONAL INC.	GOLDEN LOVENEST INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Innovation, Science and Economic Development Canada
Corporations Canada

Innovation, Sciences et Développement économique Canada
Corporations Canada

Certificate of Incorporation

Canada Business Corporations Act

Certificat de constitution

Loi canadienne sur les sociétés par actions

GOLDEN LoveNest Inc.

Corporate name / Dénomination sociale

1080067-8

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

Virginie Ethier

Virginie Ethier

Director / Directeur

2018-05-25

Date of Incorporation (YYYY-MM-DD)
Date de constitution (AAAA-MM-JJ)

Canada

Innovation, Science and Economic Development Canada
Corporations Canada

Innovation, Sciences et Développement économique Canada
Corporations Canada

Form 1
Articles of Incorporation
Canada Business Corporations Act (s. 6)

Formulaire 1
Statuts constitutifs
Loi canadienne sur les sociétés par actions (art. 6)

1 Corporate name
Dénomination sociale

GOLDEN LoveNest Inc.

2 The province or territory in Canada where the registered office is situated
La province ou le territoire au Canada où est situé le siège social

ON

3 The classes and any maximum number of shares that the corporation is authorized to issue
Catégories et le nombre maximal d'actions que la société est autorisée à émettre

See attached schedule / Voir l'annexe ci-jointe

4 Restrictions on share transfers
Restrictions sur le transfert des actions

See attached schedule / Voir l'annexe ci-jointe

5 Minimum and maximum number of directors
Nombre minimal et maximal d'administrateurs

Min. 1 Max. 10

6 Restrictions on the business the corporation may carry on
Limites imposées à l'activité commerciale de la société

None

7 Other Provisions
Autres dispositions

See attached schedule / Voir l'annexe ci-jointe

8 **Incorporator's Declaration:** I hereby certify that I am authorized to sign and submit this form.
Déclaration des fondateurs : J'atteste que je suis autorisé à signer et à soumettre le présent formulaire.

Name(s) - Nom(s)	Original Signed by - Original signé par
SERENE LAY HONG PANG	SERENE LAY HONG PANG
	SERENE LAY HONG PANG

Misrepresentation constitutes an offence and, on summary conviction, a person is liable to a fine not exceeding $5000 or to imprisonment for a term not exceeding six months or both (subsection 250(1) of the CBCA).

Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 $ et d'un emprisonnement maximal de six mois, ou l'une de ces peines (paragraphe 250(1) de la LCSA).

You are providing information required by the CBCA. Note that both the CBCA and the Privacy Act allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la Loi sur les renseignements personnels permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

Canada

IC 3419 (2008/04)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 21 CONCESSION 5 FOLEY PART 2, 42R21650; TOWNSHIP OF SEGUIN

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT GB149096.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 52182-0545

PIN CREATION DATE:
2022/02/22

OWNERS' NAMES
SL LEGACY INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
42R21650	2021/06/21	PLAN REFERENCE				C
GB149096	2021/12/02	TRANSFER	$98,500	REACH INTERNATIONAL INC.	SL LEGACY INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario

Ministry of Government and Consumer Services

Articles of Incorporation

Business Corporations Act

1. Corporation Name
SL LEGACY INC.

2. Registered Office Address
1272 Military Trail, Scarborough, Ontario, Canada, M1C 1A5

3. Number of Directors

Minimum/Maximum	Min 1 / Max 10

4. The first director(s) is/are:

Full Name	Serene Lay Hong PANG
Resident Canadian	Yes
Address for Service	1272 Military Trail, Scarborough, Ontario, Canada, M1C 1A5
Full Name	Luther TSAI
Resident Canadian	Yes
Address for Service	1272 Military Trail, Scarborough, Ontario, Canada, M1C 1A5

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. If none, enter "None":
NIL

The endorsed Articles of Incorporation are not complete without the Certificate of Incorporation.
Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Ducketts
Director/Registrar, Ministry of Government and Consumer Services

Ontario

Ministry of Government and Consumer Services
Ministère des Services gouvernementaux et des Services aux consommateurs

Certificate of Incorporation

Business Corporations Act

Certificat de constitution

Loi sur les sociétés par actions

SL LEGACY INC.

Corporation Name / Dénomination sociale

1000016779

Ontario Corporation Number / Numéro de société de l'Ontario

This is to certify that these articles are effective on

La présente vise à attester que ces statuts entreront en vigueur le

November 03, 2021 / 03 novembre 2021

Barbara Ducketts

Director / Directeur
Business Corporations Act / Loi sur les sociétés par actions

The Certificate of Incorporation is not complete without the Articles of Incorporation.

Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Ducketts

Director/Registrar

Le certificat de constitution n'est pas complet s'il ne contient pas les statuts constitutifs.

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Ducketts

Directeur ou registrateur

APPLICATION FOR CONSENT

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2026-0022/23/24/25/26/27/28/29/30/31/32-F		
File Name: Tsai		Sept 4 2026
Civic Address: N/A		
Application Complete: ☒ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903- 030 **-** 006 **-** 00400 **- 0000**

West lot - 4903-030-006-00402 East lot - 4903-030-006-00403

Did you pre-consult with the Township Planning Department? ☑ Yes ☐No

If yes, please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: Ongoing

Attending Planner: Taylor Elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: Agent - Adam Kozlowski - Planscape Inc.

a) Registered Owner(s): Luther Tsai

(List all owners and contact information if multiple exist)

Mailing Address: Unit 603, 15 Lower Jarvis St, Toronto, ON, M5E 0C4

Home Phone: +1 416-930-9347 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: tsailuther@gmail.com

b) Agent: Adam Kozlowksi - Planscape Inc.

Mailing Address: 104 Kimberley Ave., Bracebridge, ON, P1L 1Z8

Home Phone: 705-645-1556 ext. 106 Home Fax: _____

Business Phone: _____Business Fax: _____

Email Address: akozlowski@planscape.ca

c) Planner: Same as Agent detailed above

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 5

b) Lot(s): 21

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-21650 Part(s): 2

e) Geographic Township (former municipality) : Foley

f) Civic Address: N/A - Vacant Land

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
North Lot- 412m/220m West Lot- 440m East Lot-495m/213m	Varies Varies Varies	10.6ha 7.9ha 7.94ha

h) Official Plan (current designation of subject lands): Rural and Resource Area

i) Zoning (current zoning of subject lands) : Rural Zone and Environmental Protection Zone

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ☐ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ☐ Yes
- ☑ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ☐ Yes
- ☐ No

4. CONSENT

a) Purpose of the Consent:

- ☑ New Lot(s)
- ☐ Lot Addition
- ☐ Easement or Right-of-Way
- ☐ Title Correction
- ☑ Other: associated applications for consent cancellation

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	See attached PJR for lot details						
LOT ADDITION							
BENEFITTING LOT	SEE ATTACHED SEVERED LOT INFORMATION SHEET						
SEVERED LOT 1							
SEVERED LOT 2							

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): N/A

Mailing Address: _____

Phone Number: _____Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ☐ Yes
- ☑ No

If yes, please indicate the file number: _____

Consent Application Details

Step 1: Merge severed lots and retained lot to original parcel shape – Requires 2 applications for Consent Cancellation:

Consent Cancellation Applications	1) B-2020-0018-F 2) B-2020-0019-F

Step 2: Sever merged parcel into 11 lots with associated right-of-ways where applicable:

Consent Application	Area	Frontage	Access
Severed Lot 1	2.79 ha (6.91 ac)	137.7 m (451.9 ft)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 2	2.10 ha (5.2 ac)	134.6 m (441.5 ft)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 3	1.33 ha (3.28 ac)	95 m (311.8 ft)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 4	1.64 ha (4.05 ac)	214.7 m (704 ft)	Otter Lake Road
Severed Lot 5	4.01 ha (9.92 ac)	138.8 m (455.4 ft)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 6	1.86 ha (4.6 ac)	120.3 m (394.6 ft)	Otter Lake Road
Severed Lot 7	1.51 ha (3.73 ac)	90 m (295.3 ft)	Otter Lake Road
Severed Lot 8	1.76 ha (4.36 ac)	105.3 m (345.3 ft)	Bradshaw Road
Severed Lot 9	2.57 ha (6.36 ac)	86.7 m (284.4 ft)(1)	Shared driveway/ROW over lot 10 to Bradshaw Rd.
Severed Lot 10	2.48 ha (6.14 ac)	71 m (232.8 ft)(2)	Shared driveway/ROW over Lot 9 to Bradshaw Rd.
Severed Lot 11	4.08 ha (10.08 ac)	298.2 m (978.4 ft)	Bradshaw Road

e) Does the applicant request a certificate for the retained land?

- ❑ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: pre-2019

b) When was the present lot created: 2020 - Consents B-2020-0018-F and B-2020-0019-F

c) How was the present lot created:

- ☑ Consent
- ❑ Plan of Subdivision
- ❑ Original Patent
- ❑ Reference Plan
- ❑ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ❑ Yes
- ☑ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ☑ Yes B-2020/0018-F, B-2020/0019-F
- ❑ No

If yes, please indicate the following:

Date of transfer: 2021

Name of transferee: _____

Land use on severed land: Rural

6. EXISTING USES

a) Existing uses of the subject land:

Rural - vacant

b) Length of time that the existing uses have continued: Prior to current ownership

c) Dimensions of all existing buildings or structures on subject land.
Attach separate sheet if more than 4 structures exist

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	N/A vacant					
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.	N/A vacant			
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: tourist commercial (Grand Tappatoo Resort), Otter Lake

To the south: Rural lands

To the west: Rural residential and shoreline residential lands (Carter's Landing), rural land

To the east: Rural lands

7. ACCESS

a) Access to the subject land is provided by: Otter Lake Road, Bradshaw Road, and ROW - see PJR

- ❑ Provincial highway
- ☑ Municipal road (year round)
- ❑ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ❑ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ❑ Privately owned/operated communal well
- ❑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:

- ❑ Ditches
- ❑ Swales
- ☑ Natural
- ❑ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)	Not assigned	Filed concurrent with Consent applications
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: Otter Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

- Take Humphrey Dr to ON-141 W
- Take Lake Joseph Rd and Hwy 400 N/Trans-Canada Hwy/ON-400 N to Oastler Park Dr/Ontario 7241. Take exit 217 from Hwy 400 N/Trans-Canada Hwy/ON-400 N
- Follow Oastler Park Dr/Ontario 7241 to Otter Lake Road

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ☐ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ☑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☑ Label the lots numerically (ie: Lot 1, Lot 2)
- ☑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), See attached authorization form the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

_____ to act as my Agent with respect to the
Agent

preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

See attached authorization form

Signature of Owner	Date
Signature of Owner	Date
Signature of Witness	Date

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Adam Kozlowski (Planscape Inc) (Owner(s)/Agent) of the Town of Bracebridge in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Bracebridge in the District of Muskoka this 13th day of August, 2026.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Wanda Adriana Roloson,
a Commissioner, etc., Province of
Ontario, for Planscape Inc.
Expires June 12, 2036.

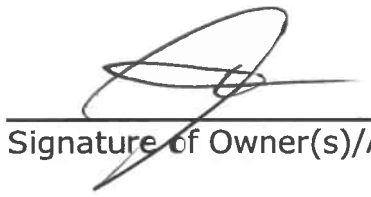
Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).



Signature of Owner(s)/Agent

13-Aug-2026

Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

OWNER'S AUTHORIZATION

I, Luther Tsai, being a signing officer for SL Legacy Inc., owning property described as:

Part of Lot 21, Concession 5, Geographic Township of Foley, Pt. 2, 42R-21650, Township of Seguin, District of Parry Sound.

Civic Address: Otter Lake Road
Roll Number: 490303000600403

hereby appoint **PLANSCAPE**, 104 Kimberley Avenue, Bracebridge, Ontario, P1L 1Z8 to act as agent in all planning matters for the property described above.

Date: 30 July 2026

Signature

Luther TSAI

Print Name
Having the Authority to Bind the Corporation

FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to The Planning Act, will be used for the purpose of responding to the application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

The applicant hereby authorizes the members of Council, members of the Committee of Adjustment, members of the staff of the Township and designated consultants, to enter onto the above-noted property for the limited purposes of evaluating the application over the time this application is under review by the Township.

Date: 30 July 2026

Signature

Luther TSAI

Print Name
Having the Authority to Bind the Corporation

OWNER'S AUTHORIZATION

I, Serene Lay Hong Pang, being a signing officer for Reach International Inc. and Golden Lovenest Inc., owning property described as:

Part of Lot 21, Concession 5, Geographic Township of Foley, Pt. 1, Plan 42R-21650 & Pt. 3, 42R-11898, Township of Seguin, District of Parry Sound.

Civic Address: Otter Lake Road
Roll Number: 490303000600400 / 490303000600402

hereby appoint PLANSCAPE, 104 Kimberley Avenue, Bracebridge, Ontario, P1L 1Z8 to act as agent in all planning matters for the property described above.

Date: August 4, 2026

Signature

SERENE LAY HONG PANG

Print Name
Having the Authority to Bind the Corporation

FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to The Planning Act, will be used for the purpose of responding to the application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Municipality considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

The applicant hereby authorizes the members of Council, members of the Committee of Adjustment, members of the staff of the Township and designated consultants, to enter onto the above-noted property for the limited purposes of evaluating the application over the time this application is under review by the Township.

Date: AUGUST 4, 2026

Signature

SERENE LAY HONG PANG

Print Name
Having the Authority to Bind the Corporation

PROPERTY DESCRIPTION: PART LOT 21 CONCESSION 5 FOLEY PART 3, 42R11898 EXCEPT PARTS 1 & 2, 42R21650; TOWNSHIP OF SEGUIN

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 52182-0545

PIN CREATION DATE:
2022/02/22

OWNERS' NAMES
REACH INTERNATIONAL INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
42R11898	1991/02/08	PLAN REFERENCE				C
GB102622	2017/06/20	TRANSFER	$95,000	KIM, PAEK KYU KIM, SUN KWA PARK, CHANG WOO PARK, OCK SOON	REACH INTERNATIONAL INC.	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

ID: 014982149
nde n°:
nsaction ID: 049788016
ransaction n°:
Category ID: CT
Catégorie:

Province of Ontario
Province de l'Ontario
Ministry of Government Services
Ministère des Services gouvernementaux

Date Report Produced: 2013/01/18
Document produit le:
Time Report Produced: 15:25:38
Imprimé à:

Certificate of Incorporation
Certificat de constitution

This is to certify that

Ceci certifie que

REACH INTERNATIONAL INC.

Ontario Corporation No.

Numéro matricule de la personne morale en Ontario

002358096

is a corporation incorporated,
under the laws of the Province of Ontario.

est une société constituée aux termes des lois de la province de l'Ontario.

These articles of incorporation
are effective on

Les présents statuts constitutifs
entrent en vigueur le

JANUARY 18 JANVIER, 2013

Director/Directrice
Business Corporations Act/Loi sur les sociétés par actions

Request ID / *Demande n°*
14982149

Ontario Corporation Number
Numéro de la compagnie en Ontario
2358096

FORM 1

FORMULE NUMÉRO 1

BUSINESS CORPORATIONS ACT / *LOI SUR LES SOCIÉTÉS PAR ACTIONS*

ARTICLES OF INCORPORATION
STATUTS CONSTITUTIFS

1. The name of the corporation is: *Dénomination sociale de la compagnie:*
REACH INTERNATIONAL INC.

2. The address of the registered office is: *Adresse du siège social:*

1120 FINCH AVE. WEST Suite 701

(Street & Number, or R.R. Number & if Multi-Office Building give Room No.)
(Rue et numéro, ou numéro de la R.R. et, s'il s'agit édifice à bureau, numéro du bureau)

TORONTO ONTARIO
CANADA M3J 3H7

(Name of Municipality or Post Office) (Postal Code/*Code postal*)
(Nom de la municipalité ou du bureau de poste)

3. Number (or minimum and maximum number) of directors is: *Nombre (ou nombres minimal et maximal) d'administrateurs:*

Minimum 1 Maximum 7

4. The first director(s) is/are: *Premier(s) administrateur(s):*

First name, initials and surname *Prénom, initiales et nom de famille*	Resident Canadian State Yes or No *Résident Canadien Oui/Non*
Address for service, giving Street & No. or R.R. No., Municipality and Postal Code *Domicile élu, y compris la rue et le numéro, le numéro de la R.R., ou le nom de la municipalité et le code postal*	
* SERENE LAY HONG PANG 29 PROSPECTOR'S DR. MARKHAM ONTARIO CANADA L6C 2V9	YES

RESOLUTION OF THE BOARD OF DIRECTORS OF
REACH INTEERNATIONAL INC. (the "Corporation")

CHANGE OF REGISTERED OFFICE

BE IT RESOLVED THAT with immediate effect, the registered office of the Corporation be changed from to the following:

1272 Military Trail, Scarborough, Ontario M1C 1A5

As the new registered office is situated in the same municipality, no special resolution is required to be passed by the shareholders.

CHANGE OF LOCATION OF MINUTE BOOK AND RECORDS

BE IT RESOLVED THAT with immediate effect, the location of the minute book and records of the Corporation be fixed at:

1272 Military Trail, Scarborough, Ontario M1C 1A5

The foregoing resolution is hereby passed by all the Directors of the Corporation, pursuant to the provisions of the *Business Corporations Act* (Ontario), as evidenced by their signatures hereto.

The delivery of an executed copy of this Resolution by facsimile or telecopy or by electronic transmission in portable document format (PDF) shall be deemed to be the equivalent of the delivery of an executed original thereof.

DATED this 23rd day of November, 2021.

Serene Lay Hong Pang

Luther Tsai

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 21 CONCESSION 5 FOLEY PART 1, 42R21650; TOWNSHIP OF SEGUIN

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT GB149095.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 52182-0545

PIN CREATION DATE:
2022/02/22

OWNERS' NAMES
GOLDEN LOVENEST INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
42R21650	2021/06/21	PLAN REFERENCE				C
GB149095	2021/12/02	TRANSFER	$98,500	REACH INTERNATIONAL INC.	GOLDEN LOVENEST INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Innovation, Science and Economic Development Canada
Corporations Canada

Innovation, Sciences et Développement économique Canada
Corporations Canada

Certificate of Incorporation

Canada Business Corporations Act

Certificat de constitution

Loi canadienne sur les sociétés par actions

GOLDEN LoveNest Inc.

Corporate name / Dénomination sociale

1080067-8

Corporation number / Numéro de société

I HEREBY CERTIFY that the above-named corporation, the articles of incorporation of which are attached, is incorporated under the *Canada Business Corporations Act*.

JE CERTIFIE que la société susmentionnée, dont les statuts constitutifs sont joints, est constituée en vertu de la *Loi canadienne sur les sociétés par actions*.

Virginie Ethier

Virginie Ethier

Director / Directeur

2018-05-25

Date of Incorporation (YYYY-MM-DD)
Date de constitution (AAAA-MM-JJ)

Canada

Innovation, Science and Economic Development Canada
Corporations Canada

Innovation, Sciences et Développement économique Canada
Corporations Canada

Form 1
Articles of Incorporation
Canada Business Corporations Act (s. 6)

Formulaire 1
Statuts constitutifs
Loi canadienne sur les sociétés par actions (art. 6)

1 Corporate name
Dénomination sociale

GOLDEN LoveNest Inc.

2 The province or territory in Canada where the registered office is situated
La province ou le territoire au Canada où est situé le siège social

ON

3 The classes and any maximum number of shares that the corporation is authorized to issue
Catégories et le nombre maximal d'actions que la société est autorisée à émettre

See attached schedule / Voir l'annexe ci-jointe

4 Restrictions on share transfers
Restrictions sur le transfert des actions

See attached schedule / Voir l'annexe ci-jointe

5 Minimum and maximum number of directors
Nombre minimal et maximal d'administrateurs

Min. 1 Max. 10

6 Restrictions on the business the corporation may carry on
Limites imposées à l'activité commerciale de la société

None

7 Other Provisions
Autres dispositions

See attached schedule / Voir l'annexe ci-jointe

8 **Incorporator's Declaration:** I hereby certify that I am authorized to sign and submit this form.
Déclaration des fondateurs : J'atteste que je suis autorisé à signer et à soumettre le présent formulaire.

Name(s) - Nom(s)	Original Signed by - Original signé par
SERENE LAY HONG PANG	SERENE LAY HONG PANG
	SERENE LAY HONG PANG

Misrepresentation constitutes an offence and, on summary conviction, a person is liable to a fine not exceeding $5000 or to imprisonment for a term not exceeding six months or both (subsection 250(1) of the CBCA).

Faire une fausse déclaration constitue une infraction et son auteur, sur déclaration de culpabilité par procédure sommaire, est passible d'une amende maximale de 5 000 $ et d'un emprisonnement maximal de six mois, ou l'une de ces peines (paragraphe 250(1) de la LCSA).

You are providing information required by the CBCA. Note that both the CBCA and the Privacy Act allow this information to be disclosed to the public. It will be stored in personal information bank number IC/PPU-049.

Vous fournissez des renseignements exigés par la LCSA. Il est à noter que la LCSA et la Loi sur les renseignements personnels permettent que de tels renseignements soient divulgués au public. Ils seront stockés dans la banque de renseignements personnels numéro IC/PPU-049.

Canada

IC 3419 (2008/04)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PART LOT 21 CONCESSION 5 FOLEY PART 2, 42R21650; TOWNSHIP OF SEGUIN

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT GB149096.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
DIVISION FROM 52182-0545

PIN CREATION DATE:
2022/02/22

OWNERS' NAMES
SL LEGACY INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/22 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
42R21650	2021/06/21	PLAN REFERENCE				C
GB149096	2021/12/02	TRANSFER	$98,500	REACH INTERNATIONAL INC.	SL LEGACY INC.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario

Ministry of Government and Consumer Services

Articles of Incorporation

Business Corporations Act

1. Corporation Name
SL LEGACY INC.

2. Registered Office Address
1272 Military Trail, Scarborough, Ontario, Canada, M1C 1A5

3. Number of Directors

Minimum/Maximum	Min 1 / Max 10

4. The first director(s) is/are:

Full Name	Serene Lay Hong PANG
Resident Canadian	Yes
Address for Service	1272 Military Trail, Scarborough, Ontario, Canada, M1C 1A5
Full Name	Luther TSAI
Resident Canadian	Yes
Address for Service	1272 Military Trail, Scarborough, Ontario, Canada, M1C 1A5

5. Restrictions, if any, on business the corporation may carry on or on powers the corporation may exercise. If none, enter "None":
NIL

The endorsed Articles of Incorporation are not complete without the Certificate of Incorporation.
Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Ducketts
Director/Registrar, Ministry of Government and Consumer Services

Ontario

Ministry of Government and Consumer Services
Ministère des Services gouvernementaux et des Services aux consommateurs

Certificate of Incorporation

Business Corporations Act

Certificat de constitution

Loi sur les sociétés par actions

SL LEGACY INC.

Corporation Name / Dénomination sociale

1000016779

Ontario Corporation Number / Numéro de société de l'Ontario

This is to certify that these articles are effective on

La présente vise à attester que ces statuts entreront en vigueur le

November 03, 2021 / 03 novembre 2021

Barbara Ducketts

Director / Directeur
Business Corporations Act / Loi sur les sociétés par actions

The Certificate of Incorporation is not complete without the Articles of Incorporation.

Certified a true copy of the record of the Ministry of Government and Consumer Services.

Barbara Ducketts

Director/Registrar

Le certificat de constitution n'est pas complet s'il ne contient pas les statuts constitutifs.

Copie certifiée conforme du dossier du ministère des Services gouvernementaux et des Services aux consommateurs.

Barbara Ducketts

Directeur ou registrateur

APPLICATION FOR CONSENT - Cancellation

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2026-0035-0036-F		
File Name: Tsai		Sept 21 2026
Civic Address: N/A		
Application Complete: ☒ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903- 030 **-** 006 **-** 00400 **- 0000**
West lot: 3-06-00402 East lot: 3-06-00403

Did you pre-consult with the Township Planning Department? ☑ Yes ☐No
If yes, please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: Ongoing

Attending Planner: Taylor elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: Adam Kozlowski, Planscape Inc. (Agent)

a) Registered Owner(s): Golden Lovenest/Reach International/SL Legacy Inc., c/o Luther Tsai
(List all owners and contact information if multiple exist)

Mailing Address: Unit 603, 15 Lower Jarvis Street, Toronto, ON M5E 0C4

Home Phone: 416-930-9347 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: tsailuther@gmail.com

b) Agent: Same as planner

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____Business Fax: _____

Email Address: _____

c) Planner: Planscape Inc. - Adam Kozlowski

Mailing Address: 104 Kimberley Avenue, Bracebridge, ON P1L 1Z8

Phone Number: 705-645-1556 x106 Fax Number: _____

Email Address: akozlowski@planscape.ca

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 5

b) Lot(s): 21

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-21650 Part(s): 2

e) Geographic Township (former municipality) : Foley

f) Civic Address: N/A - vacant land

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
North Lot- 412m/220m West Lot- 440m East Lot-495m/213m	Varies	10.6 ha 7.9 ha 7.94 ha

h) Official Plan (current designation of subject lands): Rural and Resource Area

i) Zoning (current zoning of subject lands) : Rural Zone and Environmental Protection Zone

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ☐ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ☐ Yes
- ☑ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ☐ Yes
- ☐ No

4. CONSENT

a) Purpose of the Consent:

- ❑ New Lot(s)
- ❑ Lot Addition
- ❑ Easement or Right-of-Way
- ❑ Title Correction
- ☑ Other: Cancellation of Consents B-2020-0018-F and B-2020-0019-F to merge lands & re-sever to create 11 lots

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	See attached planning justification report for lot details						
LOT ADDITION							
BENEFITTING LOT	See attached severed lot information sheet						
SEVERED LOT 1							
SEVERED LOT 2							

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): _____

Mailing Address: _____

Phone Number: _____Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ❑ Yes
- ☑ No

If yes, please indicate the file number: _____

Consent Application Details

Step 1: Merge severed lots and retained lot to original parcel shape – Requires 2 applications for Consent Cancellation:

Consent Cancellation Applications	1) B-2020-0018-F 2) B-2020-0019-F

Step 2: Sever merged parcel into 11 lots with associated right-of-ways where applicable:

Consent Application	Area	Frontage	Access
Severed Lot 1	2.79 ha (6.91 ac)	137.7 m (451.9 ft)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 2	2.10 ha (5.2 ac)	134.6 m (441.5 ft)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 3	1.33 ha (3.28 ac)	95 m (311.8 ft)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 4	1.64 ha (4.05 ac)	214.7 m (704 ft)	Otter Lake Road
Severed Lot 5	4.01 ha (9.92 ac)	138.8 m (455.4 ft)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 6	1.86 ha (4.6 ac)	120.3 m (394.6 ft)	Otter Lake Road
Severed Lot 7	1.51 ha (3.73 ac)	90 m (295.3 ft)	Otter Lake Road
Severed Lot 8	1.76 ha (4.36 ac)	105.3 m (345.3 ft)	Bradshaw Road
Severed Lot 9	2.57 ha (6.36 ac)	86.7 m (284.4 ft)(1)	Shared driveway/ROW over lot 10 to Bradshaw Rd.
Severed Lot 10	2.48 ha (6.14 ac)	71 m (232.8 ft)(2)	Shared driveway/ROW over Lot 9 to Bradshaw Rd.
Severed Lot 11	4.08 ha (10.08 ac)	298.2 m (978.4 ft)	Bradshaw Road

e) Does the applicant request a certificate for the retained land?

- ❑ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: pre-2019

b) When was the present lot created: 2020 - Consents B-2020-0018-F and B-2020-0019-F

c) How was the present lot created:

- ☑ Consent
- ❑ Plan of Subdivision
- ❑ Original Patent
- ❑ Reference Plan
- ❑ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ❑ Yes
- ☑ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ☑ Yes
- ❑ No

B-2020/0018-F, B-2020/0019-F

If yes, please indicate the following:

Date of transfer: 2021

Name of transferee: _____

Land use on severed land: Rural

6. EXISTING USES

a) Existing uses of the subject land:

Rural - vacant

b) Length of time that the existing uses have continued: Prior to current ownership

c) Dimensions of all existing buildings or structures on subject land.
Attach separate sheet if more than 4 structures exist

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	n/a - vacant					
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.	n/a - vacant			
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: tourist commercial (Grand Tappatoo Resort), Otter Lake

To the south: Rural lands

To the west: Rural residential and shoreline residential lands (Carter's Landing), rural land

To the east: Rural lands

7. ACCESS

a) Access to the subject land is provided by: Otter Lake Road, Bradshaw Road, and ROW - see PJR

- ❑ Provincial highway
- ☑ Municipal road (year round)
- ❑ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ❑ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ❑ Privately owned/operated communal well
- ❑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:

- ❑ Ditches
- ❑ Swales
- ☑ Natural
- ❑ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)	Not assigned	Concurrent with Consent applications
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: Otter Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

- Humphrey Dr to ON-141 W
- Take Lake Joseph Rd and Hwy 400 N/Trans-Canada Hwy/ON-400 N to Oastler Park Dr/Ontario 7241. Take exit 217 from Hwy 400 N/Trans-Canada Hwy/ON-400 N
- Follow Oastler Park Dr/Ontario 7241 to Otter Lake Road

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ☐ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ☑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☑ Label the lots numerically (ie: Lot 1, Lot 2)
- ☑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), See attached authorization forms the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

_____ to act as my Agent with respect to the
Agent

preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

See attached authorization forms

Signature of Owner	Date
Signature of Owner	Date
Signature of Witness	Date

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Adam Kozlowski (Planscape Inc) (Owner(s)/Agent) of the Town of Bracebridge in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Bracebridge in the District of Muskoka this 13th day of August, 2026.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Wanda Adriana Roloson,
a Commissioner, etc., Province of
Ontario, for Planscape Inc.
Expires June 12, 2036.

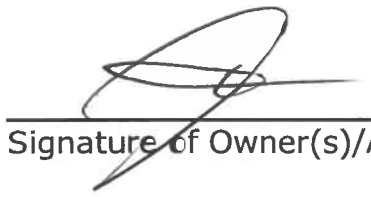
Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).



Signature of Owner(s)/Agent

13-Aug-2026

Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

APPLICATION FOR CONSENT - Right-of-ways

OFFICE USE ONLY		Date Stamp:
Application No.: B- 2026-0037/38/39/40/41/42-F		
File Name: Tsai		Sept 21 2026
Civic Address: N/A		
Application Complete: ☒ Yes ☐ No	Fee Received: ☒ Yes ☐ No	

ROLL # 4903- 030 **-** 006 **-** 00400 **- 0000**
West lot: 3-06-00402 East lot: 3-06-00403

Did you pre-consult with the Township Planning Department? ☑ Yes ☐No
If yes, please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: Ongoing

Attending Planner: Taylor elgie

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only.

Primary Contact: Adam Kozlowski, Planscape Inc. (Agent)

a) Registered Owner(s): Golden Lovenest/Reach International/SL Legacy Inc., c/o Luther Tsai
(List all owners and contact information if multiple exist)

Mailing Address: Unit 603, 15 Lower Jarvis Street, Toronto, ON M5E 0C4

Home Phone: 416-930-9347 Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: tsailuther@gmail.com

b) Agent: Same as planner

Mailing Address: _____

Home Phone: _____ Home Fax: _____

Business Phone: _____Business Fax: _____

Email Address: _____

c) Planner: Planscape Inc. - Adam Kozlowski

Mailing Address: 104 Kimberley Avenue, Bracebridge, ON P1L 1Z8

Phone Number: 705-645-1556 x106 Fax Number: _____

Email Address: akozlowski@planscape.ca

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 5

b) Lot(s): 21

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R-21650 Part(s): 2

e) Geographic Township (former municipality) : Foley

f) Civic Address: N/A - vacant land

g) Dimensions of the existing subject lands:

Frontage (m)	Depth (m)	Area (ha)
North Lot- 412m/220m West Lot- 440m East Lot-495m/213m	Varies	10.6 ha 7.9 ha 7.94 ha

h) Official Plan (current designation of subject lands): Rural and Resource Area

i) Zoning (current zoning of subject lands) : Rural Zone and Environmental Protection Zone

3. PROVINCIAL POLICY

a) Is the proposal consistent with policy statements issued under Subsection 3(1) of the Planning Act, 1990, R.S.O. as amended?

- ☑ Yes
- ☐ No

If no, please explain:

b) Is the subject land within an area of land designated under any provincial plan(s)?

- ☐ Yes
- ☑ No

If yes, does the application conform (ie: does not conflict) with the applicable provincial plan(s)?

- ☐ Yes
- ☐ No

4. CONSENT

a) Purpose of the Consent:

- ❑ New Lot(s)
- ❑ Lot Addition
- ☑ Easement or Right-of-Way
- ❑ Title Correction
- ☑ Other: in conjunction with proposed severed Lots 1, 2, 3 and 5 and Lots 9 & 10

b) Dimensions, uses, and structures of lands to be developed:

Lands	Frontage (m)	Depth (m)	Area (ha)	Existing Use	Proposed Use	Existing Structures	Proposed Structures
RETAINED LOT	See attached planning justification report for lot details						
LOT ADDITION							
BENEFITTING LOT	See attached severed lot information sheet						
SEVERED LOT 1							
SEVERED LOT 2							

**Attach an additional sheet if necessary.*

c) If known, provide the name of the person to whom the land or an interest in the land is to be transferred, charged or leased:

Name(s): _____

Mailing Address: _____

Phone Number: _____Fax Number: _____

Email Address: _____

d) Is this a submission of a previous consent application?

- ❑ Yes
- ☑ No

If yes, please indicate the file number: _____

Consent Application Details

Step 1: Merge severed lots and retained lot to original parcel shape – Requires 2 applications for Consent Cancellation:

Consent Cancellation Applications	1) B-2020-0018-F 2) B-2020-0019-F

Step 2: Sever merged parcel into 11 lots with associated right-of-ways where applicable:

Consent Application	Area	Frontage	Access
Severed Lot 1	2.79 ha (6.91 ac)	137.7 m (451.9 ft)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 2	2.10 ha (5.2 ac)	134.6 m (441.5 ft)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 3	1.33 ha (3.28 ac)	95 m (311.8 ft)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 4	1.64 ha (4.05 ac)	214.7 m (704 ft)	Otter Lake Road
Severed Lot 5	4.01 ha (9.92 ac)	138.8 m (455.4 ft)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 6	1.86 ha (4.6 ac)	120.3 m (394.6 ft)	Otter Lake Road
Severed Lot 7	1.51 ha (3.73 ac)	90 m (295.3 ft)	Otter Lake Road
Severed Lot 8	1.76 ha (4.36 ac)	105.3 m (345.3 ft)	Bradshaw Road
Severed Lot 9	2.57 ha (6.36 ac)	86.7 m (284.4 ft)(1)	Shared driveway/ROW over lot 10 to Bradshaw Rd.
Severed Lot 10	2.48 ha (6.14 ac)	71 m (232.8 ft)(2)	Shared driveway/ROW over Lot 9 to Bradshaw Rd.
Severed Lot 11	4.08 ha (10.08 ac)	298.2 m (978.4 ft)	Bradshaw Road

e) Does the applicant request a certificate for the retained land?

- ❑ Yes
- ☑ No

If yes, please provide a lawyer's statement that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act.

5. HISTORY

a) Date the subject land was acquired by the current owner: pre-2019

b) When was the present lot created: 2020 - Consents B-2020-0018-F and B-2020-0019-F

c) How was the present lot created:

- ☑ Consent
- ❑ Plan of Subdivision
- ❑ Original Patent
- ❑ Reference Plan
- ❑ Other: _____

d) Are there any easements or right-of-ways affecting the subject lands:

- ❑ Yes
- ☑ No

If yes, indicate and describe the purpose of the easement, or right-of-way:

e) Have any lands been severed from the original parcel acquired by the Owner of the subject land:

- ☑ Yes
- ❑ No

B-2020/0018-F, B-2020/0019-F

If yes, please indicate the following:

Date of transfer: 2021

Name of transferee: _____

Land use on severed land: Rural

6. EXISTING USES

a) Existing uses of the subject land:

Rural - vacant

b) Length of time that the existing uses have continued: Prior to current ownership

c) Dimensions of all existing buildings or structures on subject land.
Attach separate sheet if more than 4 structures exist

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1.	n/a - vacant					
2.						
3.						
4.						

d) Location of all buildings and/or structures on the subject land (metric)

Type of building / structure	Front Yard (m)	Interior Side Yard (m)	Exterior Front yard (m)	Rear yard (m)
1.	n/a - vacant			
2.				
3.				
4.				

e) What are the adjacent land uses:

To the north: tourist commercial (Grand Tappatoo Resort), Otter Lake

To the south: Rural lands

To the west: Rural residential and shoreline residential lands (Carter's Landing), rural land

To the east: Rural lands

7. ACCESS

a) Access to the subject land is provided by: Otter Lake Road, Bradshaw Road, and ROW - see PJR

- ❑ Provincial highway
- ☑ Municipal road (year round)
- ❑ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ❑ Other road

Water

b) If access to the subject land is by water only, indicate the following:
Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

8. SERVICES

a) Water is provided to the subject land by:

- ☑ Private well
- ❑ Privately owned/operated communal well
- ❑ Lake or other water body
- ❑ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☑ Private sewage system
- ❑ Privately owned/operated communal sewage system
- ❑ Privy
- ❑ Other: _____

c) Storm drainage is provided to the subject land by:

- ❑ Ditches
- ❑ Swales
- ☑ Natural
- ❑ Other: _____

9. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)	Not assigned	Concurrent with Consent applications
Official Plan (Section 22)		
Site Plan (Section 41)		

10. DIRECTIONS: HOW TO GET THERE

Civic Address: Otter Lake Road

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

- Humphrey Dr to ON-141 W
- Take Lake Joseph Rd and Hwy 400 N/Trans-Canada Hwy/ON-400 N to Oastler Park Dr/Ontario 7241. Take exit 217 from Hwy 400 N/Trans-Canada Hwy/ON-400 N
- Follow Oastler Park Dr/Ontario 7241 to Otter Lake Road

11. PLANS REQUIRED

Please attach a copy of the sketch, site plan, or survey **drawn to scale, in metric**. *One copy must be submitted on 8.5" x 11" paper and an electronic* version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☑ The boundaries and dimensions (frontage, depth, area) of the subject land, the part(s) that is to be **severed** and the part that is to be **retained**.
- ☐ The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land.
- ☑ The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- ☑ The distance between the subject land and the nearest township lot line or landmark
  (ie: bridge, or railway crossing, etc.)
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☑ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☑ The existing use of the adjacent land. (ie: residential, agricultural, commercial, etc.)
- ☑ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☑ Label the lots numerically (ie: Lot 1, Lot 2)
- ☑ North arrow and scale.

12. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), See attached authorization forms the undersigned,
Registered Owner(s)

being the Registered Owner(s) of the subject land, hereby authorize

_____ to act as my Agent with respect to the
Agent

preparation and submission of this Application.

_____ _____
Signature of Owner Date

_____ _____
Signature of Owner Date

13. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 53 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

See attached authorization forms

Signature of Owner	Date
Signature of Owner	Date
Signature of Witness	Date

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I _____(Owner(s)/Agent) of the _____

of _____in the County/District/Regional Municipality of

_____ do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the _____

in the_____of _____

this _____day of _____, _____.

_____ _____

Signature of Owner Signature of Owner

_____

Signature of Agent (if Applicable)

_____ _____

Signature of Commissioner Commissioners Stamp

14. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I Adam Kozlowski (Planscape Inc) (Owner(s)/Agent) of the Town of Bracebridge in the County/District/Regional Municipality of Muskoka do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Township of Bracebridge in the District of Muskoka this 13th day of August, 2026.

Signature of Owner

Signature of Owner

Signature of Agent (if Applicable)

Wanda Adriana Roloson,
a Commissioner, etc., Province of
Ontario, for Planscape Inc.
Expires June 12, 2036.

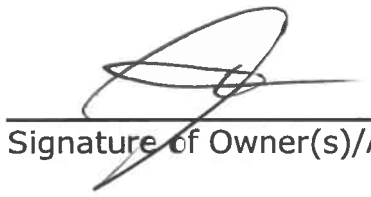
Signature of Commissioner

Commissioners Stamp

15. ADDITIONAL FEES AND ACKNOWLEDGEMENT

If Planning, Engineering and/or legal and land appraisal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

In consideration of being permitted to proceed with the application for consent without first securing the required development approval(s), the registered owner(s) and agent hereby release and discharge the Township from any and all claims for liability, costs, expenses, damages, losses associated with or resulting from an inability to meet, or failure to meet, the conditions imposed in any conditional approval of the consent application in this matter requiring the obtaining of development approval(s).



Signature of Owner(s)/Agent

13-Aug-2026

Date

Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846

Schedule B to PL-2026-115

Catherine Morrison
[redacted]

October 15, 2026

Township of Seguin
5 Humphrey Dr
Seguin, ON P2A 2W8

ATTN: Planning Dept

Dear Planning Dept Staff,

SUBJECT: Zoning By-Law Application R-2026-0018-F and Consent Application B-2026-022 to 32 & 035 to 042-F

As a permanent resident on Otter Lake in Seguin Township, I am writing in advance of the November 2, 2026 public meeting to request clarification of several important planning issues concerning the proposed 11-lot residential development on the property west of Otter Lake Road, between Carters Landing Road and Bradshaw Road.

According to the applicant's Planning Justification Report, the proposal involves cancelling consents B-2020-0018-F and B-2020-0019-F, merging the three resulting parcels, and then creating 11 new residential lots.

I am concerned about how this proposal conforms to the Township's Official Plan, particularly its policies governing lot creation, the appropriate approval process, and development in relation to Otter Lake's capacity and environmental constraints.

I would appreciate a written response to the following questions before the public meeting, if possible.

1. Cancellation of the previous consents and lot-creation limits

The three existing parcels measure approximately 10.4 hectares, 8.1 hectares and 8.1 hectares, respectively. These parcels were created through the previous consent approvals.

Section B.12.2.5 of the Official Plan establishes rural residential lot-creation limits based on parcel area as it existed on April 24, 2007.

- What was the parcel configuration and area of this property on April 24, 2007, and how does that historical configuration determine the applicable lot-creation limit?
- How will the proposed cancellation of consents B-2020-0018-F and B-2020-0019-F, followed by the merger of the three parcels, affect the assessment of the proposed 11 lots?
- Does cancellation of the previous consents restore, change or otherwise affect the number of lots that may be created under Section B.12.2.5? If so, please identify the applicable policy or legal authority and explain the reasoning.
- How will the Township account for the previous consent approvals when assessing the proposed development?

I am seeking clarification of how the proposed sequence of cancellations, merger and new lot creation can be reconciled with the Official Plan's lot-creation limits.

2. Consent versus plan of subdivision

Section B.12.1(c) of the Official Plan states that a plan of subdivision shall generally be required where more than four lots, including the retained lot, are being created. The Township's published guidance also indicates that where more than three new lots are proposed from one parcel, a plan of subdivision is required.

The applicant's Planning Justification Report argues that a plan of subdivision is not required because the three existing parcels could theoretically each support four lots, and the proposed 11 lots maintain the intent of the policy.

I question this interpretation. **Whether the proposal is considered in the context of the three existing parcels or the original 26.13-hectare parcel, the creation of 11 residential lots should not be permitted through the consent process and should instead be subject to a plan of subdivision.**

The applicant proposes to cancel consents B-2020-0018-F and B-2020-0019-F and merge the three parcels before creating the 11 new lots. It is therefore important that the Township assess the proposal as a whole rather than relying on a theoretical lot yield from parcels that the applicant proposes to merge.

I request that Township planning staff provide a written explanation addressing the following:

- How does the proposed creation of 11 lots comply with Section B.12.1(c) and the Township's published guidance on consent versus plan of subdivision?
- What is the planning and legal basis for considering individual consents appropriate for this proposal, whether the land is considered as three existing parcels or as one original 26.13-hectare parcel?
- Does the proposed cancellation and merger of the previous parcels change the applicable requirements for the approval process? If so, what policy or legal authority supports that interpretation?
- Why is a plan of subdivision not considered necessary to provide a comprehensive review of the development, including cumulative environmental impacts, servicing, access and the orderly development of the land?

I respectfully request that the Township address these questions explicitly in its planning analysis before making a decision on the application.

3. Otter Lake Capacity, Boating Recreation and Cumulative Impacts

I understand that Otter Lake is over capacity with respect to recreational use and is a designated Lake Trout lake at capacity. I am concerned that the proposed creation of 11 additional residential lots will place further pressure on an already constrained lake.

Although the proposed lots are reportedly more than 300 metres from the shoreline, that distance does not eliminate the likelihood that the future owners and their families will use Otter Lake for boating and other recreational activities. **It is reasonable to expect that owners of these 11 new residential lots will look to Otter Lake for boating recreation**, potentially increasing boat traffic, shoreline activity, noise and pressure on the lake's recreational carrying capacity.

The potential impacts should not be assessed solely by looking at the distance between the proposed lots and the shoreline. The Township should also consider the foreseeable recreational use of the lake by future residents and the cumulative effects of adding 11 households to the area.

I request that Township planning staff clarify:

- Does Otter Lake's over-capacity recreational status affect the proposed development independently of the shoreline setback requirements?

- What Official Plan policies apply to new residential lots whose future owners are likely to use an over-capacity lake for boating and other recreation?
- How will the cumulative effects of 11 additional households—including boat traffic, recreational pressure, septic systems, groundwater use and potential phosphorus loading—be evaluated?
- Has the Township assessed whether adding these lots is consistent with the protection of Otter Lake and the intent of the applicable lake-capacity policies?

I respectfully ask the Township to consider the foreseeable recreational impacts of this proposal, rather than relying solely on the fact that the proposed lots are set back from the shoreline.

4. Environmental protection and servicing

The applicant's Environmental Impact Study identifies wetlands, watercourses, habitat associated with endangered or threatened species, and candidate significant wildlife habitat. Its conclusions rely on the implementation of recommended setbacks and mitigation measures.

Please clarify:

- Whether Township staff and relevant reviewing agencies consider the proposed lot layout capable of accommodating building envelopes, wells, septic systems and access while respecting the recommended environmental setbacks.
- Whether the Environmental Impact Study and proposed mitigation measures have been accepted by the relevant reviewing authorities.
- How the Township will assess the cumulative environmental effects of the development rather than considering each lot in isolation.

5. Applicable Official Plan and planning documentation

I understand that a new Seguin Township Official Plan was adopted in July 2026 and subsequently submitted to the Province.

Please confirm which Official Plan and policies will govern this application, taking into account the current provincial approval status and any applicable transition provisions.

I would also appreciate copies of, or links to, the Township staff report, agency comments and other planning documents that will inform the decision on this proposal.

6. Concern about setting a precedent and consistent application of planning policies across Seguin Township

I am concerned that approving this proposal through the cancellation of previously approved consents, the merger of three parcels and the subsequent creation of 11 residential lots could set a dangerous precedent for future development throughout Seguin Township.

The Township's recent refusal of the Rosseau Springs development near Rosseau, unanimously rejected by Council on July 6, 2026, demonstrates the importance of carefully assessing development proposals against the Township's planning policies. Although Rosseau Springs involved different circumstances, it raises an important question about the consistent application of the Official Plan to development proposals throughout the Township.

Another relevant precedent is the proposed development on Oastler Lake. On October 5, 2015, Council refused an application seeking a site-specific Official Plan Amendment to permit one additional residential lot.

The refusal was subsequently upheld when the Ontario Municipal Board dismissed the appeal on December 22, 2016 (Case PL151021). This case is particularly relevant to my concerns about Otter Lake because it involved the application of recreational carrying-capacity policies to additional residential development on a lake.

I recognize that each application must be assessed on its own facts and applicable planning policies. Nevertheless, these previous decisions demonstrate the importance of applying the Township's planning framework consistently and carefully, particularly where lake capacity, environmental protection and the cumulative effects of development are concerns.

In the present case, I am concerned that allowing an owner to cancel previously approved consents, merge parcels and then seek approval for 11 new residential lots could undermine the intent of the Township's lot-creation limits and requirements governing consent versus plan of subdivision. If this approach is accepted without a clear and defensible planning and legal justification, other landowners may seek to rely on similar arrangements to pursue additional lots beyond the ordinary limits.

Furthermore, the proposed development could increase recreational pressure on Otter Lake, which I understand is over capacity with respect to recreational use and is a Lake Trout lake at capacity. The foreseeable use of the lake by future residents of the 11 proposed lots, including boating and other recreational activities, should be considered alongside the cumulative impacts on water quality, groundwater, septic servicing and the surrounding natural environment.

I respectfully ask Council and Township planning staff to explain how the proposed 11-lot development conforms to the applicable Official Plan, how the relevant policies are being applied consistently with previous decisions such as Rosseau Springs and Oastler Lake, and how approval of this proposal would avoid establishing an undesirable precedent for future development throughout Seguin Township.

I also ask that any departure from the usual requirements for lot creation or approval through a plan of subdivision be supported by a clear, documented planning rationale, and that the potential cumulative impacts on Otter Lake be fully considered before a decision is made.

Conclusion

I recognize that the Township must consider planning applications on their individual merits. My concern is that the proposed cancellation and merger of three parcels, followed by the creation of 11 residential lots, raises substantive questions about lot-creation entitlements, the appropriate approval process, lake capacity and environmental protection.

I respectfully request that these matters be addressed in the Township's planning analysis and that a written response be provided before the November 2, 2026 public meeting, if possible, so that residents can participate in the process with a clear understanding of the applicable policies and the Township's interpretation of them.

Thank you for your attention to these questions. I would appreciate confirmation that this correspondence will be included in the planning file and provided to the decision-makers for consideration.

Regards,

Catherine Morrison

Outlook

RE: Letter to Planning Re: Consent Application B-2026-022 to 32 & 035 to 042-F

From Taylor Elgie <telgie@seguin.ca>
Date Fri 10/16/2026 2:36 PM
To [redacted]
Cc Planning <planning@seguin.ca>

1 attachment (12 MB)
Seguin Official_Plan Consolidated August 14 2025_Optimized.pdf;

Good afternoon,

Thank you for your well-thought-out correspondence regarding Zoning By-law Amendment Application R-2026-0018-F and Consent Applications B-2026-022 to 032-F and B-2026-035 to 042-F.

Your comments have been received and will be included in the public planning file for consideration as part of the Township's ongoing review.

Planning staff are continuing to review the applications, the submitted materials, agency comments, and the matters raised in your letter. General responses to several of the questions are provided below; however, these comments are not intended to represent a final planning opinion or decision on the applications. In that context:

1. The April 2007 policy referenced in your letter has been replaced by the attached policy.
2. In considering whether a proposal should proceed by plan of subdivision or consent, the original parcels would be considered. In this instance, the proposal involves three original lots and eight new parcels, which is a ratio of 8:3.
3. Residential capacity considerations will be reviewed against the policy framework in effect at the time of review. The policy tends to apply to lakefront development only.
4. Final determinations on the EIS has not yet occurred.
5. With respect to the applicable Official Plan, the Township's review and any eventual decision would generally be guided by the Official Plan in effect at the time the applications are considered, subject to any applicable statutory transition provisions or other requirements. The status of the Township's recently adopted Official Plan and its relevance to this file will be considered as part of the ongoing review.
6. Previous planning decisions may provide context; however, there is no automatic precedent in planning. Each application must be assessed on its own merits, based on the applicable policy framework, the specific site conditions, the evidence submitted in support of the application, and the comments received through the review process.

A public meeting is scheduled for November 2, 2026. A public meeting report, with no recommendation, is anticipated to be presented in November. The report is expected to describe the application, summarize comments received, and identify matters that remain under review. No decision on the applications is expected at that time.

Thank you again for taking the time to provide your comments.

Taylor Elgie, MCIP, RPP
Director of Planning
Seguin Township
telgie@seguin.ca, (705) 732-4300 ext 248 |
Cell: (705) 346-0934

From: Planning <planning@seguin.ca>
Sent: Friday, October 16, 2026 8:38 AM
To: Taylor Elgie <telgie@seguin.ca>
Subject: Fw: Letter to Planning Re: Consent Application B-2026-022 to 32 & 035 to 042-F

Kara Midzain

Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

From: Cathy Morriso[redacted]
Sent: Thursday, October 15, 2026 6:21 PM
To: Planning <planning@seguin.ca>
Subject: Letter to Planning Re: Consent Application B-2026-022 to 32 & 035 to 042-F

You don't often get email fro[redacted] Learn why this is important

Seguin Planning Staff,
Please find attached a letter to the Planning Dept staff regarding the proposed 11-lot development application on Otter Lake Rd and Bradshaw Rd in Seguin (Zoning By-Law Application R-2026-0018-F and Consent Application B-2026-022 to 32 & 035 to 042-F).

Please confirm receipt.

Thank you,

Catherine Morrison

From: Cathy Morrison
Sent on: Sunday, October 18, 2026 9:30:24 PM
To: Taylor Elgie
CC: Planning
Subject: Re: Letter to Planning Re: Consent Application B-2026-022 to 32 & 035 to 042-F

Taylor,

Thank you for responding to my October 16 letter regarding the proposed development on Otter Lake Road. I appreciate you taking the time to address my concerns and confirming that my letter has been added to the public planning file. Please include this response as well. I also forwarded my letter to Planning dated October 16 to Craig Jeffery, asking him to share it with members of Council and include it in their information package for November 2.

I understand that the November 2 meeting is an opportunity for the public to provide input and that no decision is expected at that time. I will be going into more detail about my concerns during my presentation. In the meantime, I would like to clarify a few points and raise one additional concern that I believe is important.

1. Consent versus Plan of Subdivision

Your response indicates that the proposal involves three original lots and eight new parcels, which you describe as a ratio of 8:3.

I understand that the previous policy referring to April 2007 has been replaced. However, I am still unclear how the creation of 11 residential lots fits with the Official Plan policy that generally requires a plan of subdivision when more than four lots, including the retained lot, are being created.

Could you please explain how the Township is approaching this issue and why individual consents are considered appropriate for this proposal, particularly given that the existing consents would be cancelled and the properties reconfigured?

I am also concerned about the relatively short time between the original severances in 2020 and this new application to create 11 residential lots. The property has already been divided into three lots, and the applicant is now proposing to cancel the previous consents and reconfigure the land to create a substantially greater number of lots. I believe the Township should carefully consider the history of the property and whether this approach is consistent with the intent of its planning policies. I would also like to understand how the Township is considering the overall amount of development being proposed, rather than looking at each consent in isolation.

2. Otter Lake capacity

You mentioned that the policy concerning lake capacity tends to apply to lakefront development. Although the proposed lots are not directly on the shoreline, it seems reasonable to expect that people living in these new homes will use Otter Lake for boating and other recreational activities. I remain concerned about the additional pressure this could put on a lake which exceeds its recreational carrying capacity and has a Lake Trout designation.

3. The swamp, culvert and stream draining into Otter Lake

I also want to bring forward an important concern based on my own knowledge of the area.

We live on the lakefront at 15 Hagerman Court. Water from the swamp on the property involved in this application, along Carters Landing Road, flows through a culvert under Hagerman Court and then down the stream directly beside our property before emptying into Otter Lake. The stream empties into a bay that is designated as Environmentally Protected.

I know that beavers, muskrats and turtles live in the swamp, which is another reason I believe this area deserves careful consideration as part of the environmental review.

This is an existing connection between the application property, the stream and our Environmentally Protected bay. My concern is that development could change the way water drains from the property or increase runoff, potentially affecting the swamp and the wildlife that depend on it, as well as the stream and the protected bay where it enters Otter Lake.

I would like confirmation that this drainage route has been identified in the Environmental Impact Study and that the potential effects of the proposed development have been properly assessed.

In particular, has consideration been given to changes in water flow, erosion, sediment and nutrients entering the stream and the protected bay, and the potential effects on wildlife and their habitat? If these issues have not been adequately addressed, I believe further investigation should be required.

4. Environmental Impact Study

Thank you for confirming that the EIS has not yet been finalized. Given the wetlands, watercourses and other natural features on the property, I believe it is important that all concerns and agency comments are addressed before the Township decides whether the proposed development is appropriate.

5. Which Official Plan applies?

I understand that the Township is still considering which Official Plan and transition provisions apply to these applications. Given the recently adopted Official Plan, I would appreciate clarification on which policies will ultimately be used to assess the proposal.

6. Previous planning decisions

I understand your point that previous planning decisions do not automatically set a precedent. My references to Rosseau Springs and the Oastler Lake application were intended to highlight the importance of protecting our lakes and applying the Township's planning policies consistently. I recognize that each application is different, but I believe these broader planning concerns deserve careful consideration.

Thank you again for your response. I appreciate that the Township is continuing to review the application, and I look forward to presenting my concerns on November 2.

I believe this proposal raises important questions about the number of lots being created, the suitability of the consent process, the protection of the natural environment and the potential effects on Otter Lake. I hope these issues will be fully addressed before any decision is made.

Thank you,

Catherine Morrison

On Fri, Oct 16, 2026 at 2:36 PM Taylor Elgie <telgie@seguin.ca> wrote:

> Good afternoon,

Thank you for your well-thought-out correspondence regarding Zoning By-law Amendment Application R-2026-0018-F and Consent Applications B-2026-022 to 032-F and B-2026-035 to 042-F.

Your comments have been received and will be included in the public planning file for consideration as part of the Township's ongoing review.

Planning staff are continuing to review the applications, the submitted materials, agency comments, and the matters raised in your letter. General responses to several of the questions are provided below; however, these comments are not intended to represent a final planning opinion or decision on the applications. In that context:

1. The April 2007 policy referenced in your letter has been replaced by the attached policy.
2. In considering whether a proposal should proceed by plan of subdivision or consent, the original parcels would be considered. In this instance, the proposal involves three original lots and eight new parcels, which is a ratio of 8:3.
3. Residential capacity considerations will be reviewed against the policy framework in effect at the time of review. The policy tends to apply to lakefront development only.
4. Final determinations on the EIS has not yet occurred.
5. With respect to the applicable Official Plan, the Township's review and any eventual decision would generally be guided by the Official Plan in effect at the time the applications are considered, subject to any applicable statutory transition provisions or other requirements. The status of the Township's recently adopted Official Plan and its relevance to this file will be considered as part of the ongoing review.
6. Previous planning decisions may provide context; however, there is no automatic precedent in planning. Each application must be assessed on its own merits, based on the applicable policy framework, the specific site conditions, the evidence submitted in support of the application, and the comments received through the review process.

A public meeting is scheduled for November 2, 2026. A public meeting report, with no recommendation, is anticipated to be presented in November. The report is expected to describe the application, summarize comments received, and identify matters that remain under review. No decision on the applications is expected at that time.

Thank you again for taking the time to provide your comments.

Seguin Township
The Natural Place to Be

Taylor Elgie, MCIP, RPP
Director of Planning
Seguin Township
telgie@seguin.ca, (705) 732-4300 ext 248 |
Cell: (705) 346-0934

From: Planning <planning@seguin.ca>
Sent: Friday, October 16, 2026 8:38 AM
To: Taylor Elgie <telgie@seguin.ca>
Subject: Fw: Letter to Planning Re: Consent Application B-2026-022 to 32 & 035 to 042-F

Kara Midzain

Planning Administrative Assistant
Seguin Township
(705) 732-4300 ext. 243

From: Cathy Morriso [redacted]
Sent: Thursday, Octo
To: Planning <planning@seguin.ca>
Subject: Letter to Planning Re: Consent Application B-2026-022 to 32 & 035 to 042-F

> You don't often get email fro [redacted] earn why this is important

Seguin Planning Staff,

Please find attached a letter to the Planning Dept staff regarding the proposed 11-lot development application on Otter Lake Rd and Bradshaw Rd in Seguin (Zoning By-Law Application R-2026-0018-F and Consent Application B-2026-022 to 32 & 035 to 042-F).

Please confirm receipt.

Thank you,

Catherine Morrison

Outlook

Fw: Concerns re: Zoning By-Law Application R-2026-0018-7 and Consent Application B-2026-022 to 32 & 035 to 042-F

From info <info@seguin.ca>
Date Tue 10/20/2026 4:17 PM
To Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>

Township of Seguin
(705) 732-4300

From: Carolyn Franke [redacted]
Sent: October 19, 2026 7:14 PM
To: info <info@s
Cc: Kerry Muelle [redacted]
Subject: Concerns re: Zoning By-Law Application R-2026-0018-7 and Consent Application B-2026-022 to 32 & 035 to 042-F

You don't often get email from [redacted] Learn why this is important

To: The Council for The Corporation of the Township of Seguin, C/o Craig Jeffrey, Clerk

Re: Zoning By-Law Application R-2026-0018-7 and Consent Application B-2026-022 to 32 & 035 to 042-F

I am writing in my capacity of Lake Steward on the Otter Lake Ratepayers' Association Board to express concerns regarding the above application to subdivide three existing properties into a total of 11 residential lots on lands adjacent to the Carter's Landing development on Otter Lake.

My concerns are as follows:

- Otter Lake is already at almost double its carrying capacity (225 as per Appendix III of the Official Plan) with 396 residential units. Although the proposed sub-division does not front onto the lake, undoubtedly Otter Lake would be accessed for recreational purposes by the inhabitants of the development, further adding to the environmental degradation already present on the lake from overuse by recreational watercraft.

- This sub-division would not provide the needed affordable housing for Seguin Township but rather would create the least desirable housing type while potentially destroying wildlife habitat and negatively affecting water tables. It would also create new sources of run-off destined for Otter Lake which could affect the ecology of this designated high sensitivity Lake Trout lake.
- The precedent set by approving this application would imperil rural land and its ecology throughout the district; a frightening and dangerous prospect. I trust the Council will refuse this application as there are no merits for the Township as a whole. Let's keep Seguin The Natural Place to Be!

I would like to request correspondence regarding the Council's decision on this application.

Best regards,

Carolyn Franke
Lake Steward
Otter Lake Ratepayers' Association

October 21, 2026

Mayor and Members of Council (Attn: Craig Jeffery, Clerk)
Township of Seguin
5 Humphrey Drive
Seguin, Ontario P2A 2W8

Re: Opposition to Proposed Otter Lake Backlot Development – Zoning By-law Application R-2026-0018-F and Consent Applications B-2026-022 to 32 & 035 to 042-F (Owner: Reach International Inc., SL Legacy Inc., Golden Lovenest Inc.)

Dear Mayor and Members of Council,

On behalf of the Rankin Lake Property Owners' Association (RLPOA), we are writing to express our strong opposition to the proposed development in the backlot area of Otter Lake and to request that Council refuse the associated zoning by-law amendment and oppose the consent applications.

Although smaller in scale than the recent Rosseau Springs development applications, this proposal raises similar concerns regarding intensified residential development in rural areas, particularly on lands in close proximity to a lake already identified as environmentally sensitive and exceeding its recreational carrying capacity.

The proposal to cancel the existing consents and reconfigure the original 26.6-hectare property into 11 residential lots through individual consent applications, rather than a formal plan of subdivision, raises concerns under Section B.12.1(c) of Seguin's Official Plan. While the applicant argues that the three existing parcels could theoretically accommodate 12 lots through separate consents, those parcels would first be consolidated into a single property under the proposed application. We question whether relying on their hypothetical development potential is consistent with the intent of the Official Plan's land division policies. Beyond this procedural concern, the development raises broader environmental, land-use and recreational issues.

Our principal concerns are outlined below.

1. Environmental and Watershed Protection
Otter Lake is identified in Seguin's Official Plan as a high-sensitivity lake trout lake that has already exceeded its development threshold. Further development on lands in close proximity to Otter Lake warrants particular scrutiny given the lake's environmental sensitivity and the potential for additional environmental pressures.

The applicant's Environmental Impact Study (EIS) identifies several sensitive natural features on the subject property, including interconnected wetlands, watercourses, vernal pools and significant wildlife habitat, as well as habitat associated with endangered and threatened species. These findings reinforce the importance of protecting the property's ecological functions and surrounding environment.

The proposed development raises concerns regarding cumulative environmental impacts, including:

- Increased stormwater runoff, erosion and sedimentation from land clearing, buildings, driveways and access roads.
- Additional nutrient loading and potential water quality impacts from septic systems.
- Disturbance of wetlands, natural drainage patterns and wildlife habitat.
- Loss of natural vegetation and fragmentation of wildlife habitat.

While the EIS concludes that negative impacts on identified natural heritage features can be avoided through appropriate mitigation measures, concerns remain regarding the broader cumulative effects of introducing 11 residential lots into this rural environment.

2. Inappropriate Intensification of Rural Lands
The original 26.6-hectare property was divided into three rural parcels in 2020. The current proposal seeks to reconfigure these lands into 11 residential lots, with 10 lots proposed to be rezoned from Rural (RU) to Rural Residential (RR), including reduced minimum lot frontage requirements for two lots.

While Seguin's Official Plan permits limited rural residential development, it also directs growth primarily toward designated Settlement Areas and emphasizes the preservation of rural character and natural features.

We believe the proposed level of residential intensification is inconsistent with these objectives, particularly given the property's environmental features and proximity to Otter Lake.

3. Recreational Capacity and Congestion
Otter Lake's identified recreational capacity is 225 residential units, yet the West Parry Sound Geography Network reports approximately 396 existing units, substantially exceeding that threshold.

Although the proposed lots are not directly on the shoreline, additional development could increase recreational activity, boating traffic and pressure on existing public access points and facilities.

4. Concerning Precedent for Other Seguin Lakes
The implications of this application extend beyond Otter Lake to other sensitive lake watersheds throughout Seguin, including Rankin Lake.

Rankin Lake is also classified as a high-sensitivity, over-threshold lake, with documented water quality concerns. Approval of intensified backlot development near Otter Lake could encourage similar proposals elsewhere in the Township, potentially compromising water quality, ecological integrity and the rural character of Seguin's lakes over time.

Council's consideration of the recent Rosseau Springs applications highlighted the importance of carefully evaluating intensified development in sensitive rural areas. We encourage Council to apply the same precautionary approach here.

Conclusion and Requested Council Action
For the reasons outlined above, the Rankin Lake Property Owners' Association respectfully requests that Seguin Township Council refuse Zoning By-law Amendment Application R-2026-0018-F and oppose the associated Consent Applications B-2026-022 to 32 & 035 to 042-F through the appropriate approval authority.

While we recognize the rights of property owners to pursue appropriate development, we believe the proposed creation of 11 residential lots in this location is inconsistent with the Township's responsibility to protect its lakes, watersheds and rural character. We urge Council to uphold the environmental protection and responsible growth objectives of Seguin's Official Plan, including its Environment First Principle.

Thank you for considering our concerns. We request that this letter be included in the public record for the November 2, 2026 meeting and that the RLPOA be notified of the decisions regarding these applications.

Sincerely,

Werner Mersch
President
Rankin Lake Property Owners' Association Inc.
On behalf of the RLPOA Board of Directors

Outlook

Fw: We Oppose the Proposed Subdivision Behind Carter's Landing

---

From Craig Jeffery <cjeffery@seguin.ca>
Date Sun 10/25/2026 3:38 PM
To Taylor Elgie <telgie@seguin.ca>; Kara Midzain <kmidzain@seguin.ca>
Cc Andrea Spinney <aspinney@seguin.ca>; Donna McLeod <dmcleod@seguin.ca>

Public comments.

From: Mario Buszynski <[redacted]>
Sent: Sunday, October 25, 2026 10:48 AM
To: Craig Jeffery <cjeffery@seguin.ca>
Subject: Fwd: We Oppose the Proposed Subdivision Behind Carter's Landing

---------- Forwarded message ---------
From: **Nicole Mailloux** <[redacted]>
Date: Sun, Oct 25, 2026, 10:26 a.m.
Subject: We Oppose the Proposed Subdivision Behind Carter's Landing
To: <info@seguin.ca>
Cc: Brian Hindley <[redacted]>, [redacted] <[redacted]>, Mario Buszynski <[redacted]>, Ann MacDiarmid <[redacted]>, Kerry Mueller <[redacted]>

Good Morning,

Please register Brian Hindley's and Nicole Mailloux's opposition to the proposed subdivision behind Carter's Landing.

We support OLRA's letter on this matter for all the good reasons listed in their letter to you.

Thank you.

Nicole Mailloux and Brian Hindley, Otter Lake property owners since 1987.

[redacted]

Otter Lake Ratepayers' Association

[redacted]

Oct. 24, 2026

Seguin Township
5 Humphrey Drive,
Seguin, ON P2A 2W8

Re: **Zoning By-Law Application:** R-2026-0018-F
Consent Application: B-2026-022 to 32 & 035 to 042-F
Owner: REACH INTERNATIONAL INC., SL LEGACY INC., GOLDEN LOVENEST INC.

Attention: Mr. Craig Jeffery, Clerk, and Council,

The OLRA board would like to go on record as expressing opposition to the above Zoning By-Law Application and Consent Application (Applications) to create an 11 lot subdivision in the natural backlot area of Otter Lake.

Our reasons for opposing these Applications are very similar to those submitted in our letter of objection on June 28, 2026 (attached) regarding the Rosseau Springs Applications which were proposing development in a backlot area of Lake Rosseau.

Council unanimously turned down the Rosseau Springs Applications and thereby supported the staff report PL-2026-057 which stated that the Rosseau Springs Applications for a subdivision are:

a. "***not in the public interest as it is outside of a settlement area and currently lacks access to parkland and open space, community facilities, and other amenities."***

b. **"*do not conform to the Township OP (Official Plan) and do not support the overall goals and objectives of the Township OP.***

Those points are also true of this proposed 11 lot subdivision: it is not in a settlement area, nor do the Applications conform to the overall goals and objectives of the Township OP.

Environmental Concerns Re: Otter Lake:
Additionally, these Applications concern us greatly because of their proximity and potential impact on fragile Otter Lake which is a lake trout lake of "*high sensitivity"* and over its "*development threshold".*

- see OP Appendix I
- see OP Appendix II

Otter Lake is also already far over its *Recreational (Carrying) Capacity* (RCC) of 225 residential units and therefore has a development cap.

- see OP Appendix III

According to the West Parry Sound Geography Network there are approximately 396 (340 seasonal + 56 permanent) residential units already on the lake. It should be noted that Seguin's policies on RCC were upheld in the OMB Decision on Dec. 22/2016 in which the Donald Johnston application to create a new lot on Oastler Lake was turned down. (Case PL151021)

Allowing a subdivision in the back lot area of Otter Lake will increase the already high recreational and boating activities on it, thus negatively impacting the lake ecologically and socially even further.

It is also concerning that wildlife in the large Environmentally Protected (EP) areas described in the Planning Report – Otter Lake Road for the Applications, including the wetlands draining into Otter Lake, may be adversely affected by the increased noise, lights, septic systems and runoff from hard residential surfaces from such a subdivision.

The OLRA submits that approving these Applications would set a precedent for similar low density, backlot subdivision sprawl throughout Seguin Township's natural areas which is not in keeping with Seguin's "environment first" policy, the Seguin OP nor the Ontario Provincial Policy Statement (PPS). We respectfully request Council deny these Applications.

Please include this letter in the Nov. 2nd Public Meeting package for Council and notify us of decisions made on this file.

Thank you for taking our comments.

Sincerely.

Kerry Mueller on behalf of the OLRA Board

Chair /President / Communications
Otter Lake Ratepayers' Association (OLRA)
519-463-5454
info@olra.ca
www.olra.ca
OLRA Otter Lake on fb

References:

- The June 28, 2026 OLRA letter to Council (attached)
- OMB Decision Dec. 22/2016 on the Donald Johnston Application, Case PL151021 https://www.omb.gov.on.ca/e-decisions/pl151021-Dec-22-2016.pdf
- West Parry Sound Geography Network https://wpsgn.ca/
- Planning Report – Otter Lake Road; Prepared by Planscape July 2026 for Luther Tsai and Serene Pang.

Outlook

Fw: Letter Of opposition from the LRNA (re: Tsai Subdivision Applications - R-2026-0018-F and B-2026-022 to 32 & 035 to 042-F)

From Craig Jeffery <cjeffery@seguin.ca>
Date Mon 10/26/2026 12:17 PM
To Taylor Elgie <telgie@seguin.ca>; Kara Midzain <kmidzain@seguin.ca>
Cc Andrea Spinney <aspinney@seguin.ca>; Donna McLeod <dmcleod@seguin.ca>

Public comments for the Planning Applications.

From: Teri McGurk <[redacted]>
Sent: October 26, 2026 10:42 AM
To: Craig Jeffery <cjeffery@seguin.ca>; [redacted] <[redacted]>
Cc: Kerry Mueller <[redacted]>
Subject: Letter Of opposition from the LRNA (re: Tsai Subdivision Applications - R-2026-0018-F and B-2026-022 to 32 & 035 to 042-F)

You don't often get email from [redacted] Learn why this is important

Lake Rosseau North Association (LRNA)
October 26, 2026

Mayor and Members of Council
Township of Seguin
5 Humphrey Drive
Seguin, Ontario

Re: LRNA Support for the Otter Lake Residents' Association Opposition to the Proposed 11-Lot Subdivision on Otter Lake

Dear Mayor and Members of Council,

On behalf of the Lake Rosseau North Association (LRNA), we are writing to express our support for the Otter Lake Residents' Association (OLRA) and its opposition to the proposed Zoning By-law Amendment and Consent Applications to create an 11-lot subdivision in the natural backlot area of Otter Lake.
The LRNA believes that the concerns raised by the OLRA reflect important principles that must guide development decisions throughout Seguin Township. These include protecting the natural environment, respecting the Township's Official Plan, preserving the character of our lakes and surrounding lands, and ensuring that development is consistent with the long-term interests of the community.
The Township's recent unanimous decision to refuse the Rosseau Springs applications demonstrates the importance of applying these principles consistently. In that decision, Council supported the

planning staff's conclusion that development in a natural backlot area, outside a settlement area and without access to appropriate community amenities, was not in the public interest and did not conform to the Township's Official Plan. We believe these same considerations warrant serious attention in evaluating the proposed Otter Lake subdivision.

We are particularly concerned by the environmental implications of this proposal. Otter Lake's designation as a highly sensitive lake trout lake, its status relative to established development thresholds, and the reported exceedance of its recreational carrying capacity raise significant questions about the cumulative impacts of additional residential development. Increased boating activity, shoreline and water quality pressures, stormwater runoff, septic systems, and disturbance to wetlands and wildlife habitats must all be carefully considered before any further development is permitted.

These concerns extend beyond Otter Lake. The decisions made today will help establish the planning precedent for tomorrow. Permitting low-density subdivisions in natural backlot areas risks encouraging similar development patterns across Seguin Township, potentially undermining the very environmental protections and planning policies intended to preserve the unique character of our lakes and communities.

As a lake association representing members who value the environmental integrity and long-term sustainability of the Lake Rosseau area, the LRNA recognizes that responsible planning requires more than assessing individual applications in isolation. It requires a consistent, forward-looking approach that considers cumulative environmental impacts, the capacity of our lakes, and the broader public interest.

Accordingly, the LRNA supports the OLRA's request that Council refuse the proposed Zoning By-law Amendment and Consent Applications for the 11-lot subdivision on Otter Lake. We respectfully encourage Council to uphold the principles and policies of the Seguin Township Official Plan, the applicable provincial planning framework, and the Township's commitment to an environment-first approach to development.

Protecting the natural character of our lakes and surrounding lands is a shared responsibility. The LRNA appreciates Council's consideration of these concerns and urges a consistent approach to protecting the long-term health and sustainability of all lakes within Seguin Township.

Yours sincerely,

Board of Directors
Lake Rosseau North Association (LRNA)

Taylor Elgie

From: info
Sent: Monday, October 26, 2026 12:40 PM
To: Planning; Taylor Elgie; Donna McLeod
Subject: Fw: Opposition to Zoning By-Law Application R-2026-0018-F



Township of Seguin
(705) 732-4300

From: Vaughn Betz <[redacted]>
Sent: October 25, 2026 10:04 PM
To: info <info@seguin.ca>
Subject: Opposition to Zoning By-Law Application R-2026-0018-F

You don't often get email from [redacted]. Learn why this is important

Dear Seguin Council:

I am writing to express my opposition to Zoning By-Law Application R-2026-0018-F and the associated Consent Application: B-2026-022 to 32 & 035 to 042-F. I am a cottage owner on Otter Lake, and oppose this application to create an 11 lot subdivision in the natural backlot of Otter Lake. Otter Lake is already over its Recreational Carrying Capacity of 225 units (currently it is at 396 units). This subdivision will further exceed the carrying capacity and degrade the environment of the lake. The lake and natural environment will be negatively impacted by the increased noise, light, septic systems and runoff from hard residential surfaces from this subdivision. In addition, this will increase the already high level of boating activities on the lake, further impacting the lake ecology and the enjoyment of all residents.

I hope council will deny this application, thereby safeguarding the environment of Otter Lake and Seguin.

Best regards,

Vaughn Betz
[redacted]

[redacted]

PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING
CELEBRATING 25 YEARS

Schedule C to PL-2026-115

PLANNING REPORT

OTTER LAKE ROAD

PLAN 42R-21650 & PLAN 42R-11898 PART OF LOT 21, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF FOLEY, TOWNSHIP OF SEGUIN, DISTRICT OF PARRY SOUND

JULY 2026

Prepared for
Luther Tsai & Serene Pang

WWW.PLANSCAPE.CA



Planning Report – Otter Lake Road

Part Lot 21, Concession 5 (Foley)

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1.0 Executive Summary

Planscape Inc. has been retained to prepare this Planning Justification Report in support of consent applications to reconfigure the existing three (3) large rural parcels into a total of eleven (11) rural residential lots on the subject lands. Associated applications for consent cancellation will be required to re-establish the original parcel fabric and facilitate the creation of the 11 rural residential lots. This report includes a review of the Provincial Planning Statement, 2024, the Township of Seguin Official Plan, the Township Zoning By-law, and available mapping resources.

2.0 Property Information

- The subject lands currently consist of three (3) rural lots that were created through Consents B-2020-0018-F and B-2020-0019-F, as illustrated in Figure 1.
- The property is in a rural area within the former Foley Township, approximately 1.5km south of the Foley Centre Settlement Area and just east of Carters Landing and Otter Lake. The property fronts on Carters Landing Road on the north side, Otter Lake Road on the east side, and Bradshaw Road to the south. The property contains predominantly mature deciduous tree cover and pockets of wetlands and intermittent watercourses in the central and northern portions of the property. The properties are currently vacant (Figure 2).
- The severed lots (Figure 3 & 4) would be vacant. Future permitted uses would include low-density residential uses such as a single detached dwelling, accessory buildings, and additional residential unit(s) that would be serviced by septic sewage disposal systems and private wells. The proposed severed lots would front onto and/or be accessed via Otter Lake Road and Bradshaw Road, which are year-round municipally maintained roads. To preserve environmental features adjacent to Carters Landing Road, several of the lots are proposed to be accessed via shared driveways that will also require new rights-of-way over intervening parcels.
- The Township of Seguin Official Plan Designation of the subject property is *Rural and Resource Area*, as depicted on Schedule A (Figure 7).
- The Township of Seguin Zoning By-law zones the subject property as Rural (RU) Zone and Environmental Protection (EP) Zone, as depicted on Zoning Map #11. (Figure 10)
- Pre-consultation with the Township Planning Department has been ongoing. Township staff are generally supportive of the proposal, subject to submission of an environmental impact study (see 7.0 Appendices) and a planning justification report. The findings of the EIS are summarized in Section 4.0 of this report.
- Surrounding land uses include:
  North: Tourist commercial (Grand Tappattoo Resort), Otter Lake
  South: Rural lands
  East: Rural lands
  West: Rural residential and shoreline residential lands (Carter's Landing), rural land

FIGURE 1: SUBJECT LANDS & SURROUNDING LAND USES



FIGURE 2: TOWNSHIP CONTEXT MAP



3.0 Development Proposal

The owner proposes to reconfigure the existing landholdings, which consist of three (3) large rural lots, by merging the parcels through applications for Consent cancellation and then re-severing the merged parcel into eleven (11) new rural residential lots, as outlined in the following process:

Step 1: Merge severed lots and retained lot to original parcel shape

Consent Cancellation	Cancel Consents B-2020-0018-F & B-2020-0019-F to merge lands

Step 2: Sever merged parcel into 11 lots:

Table 1 – Severance and Right-of-way Proposal

New Vacant Lot	Area	Frontage	Buildable Area	Access
Severed Lot 1	2.79 ha (6.91 ac)	137.7 m (451.9 ft)	1.39 ha (3.44 ac)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 2	2.10 ha (5.2 ac)	134.6 m (441.5 ft)	0.45 ha (1.11 ac)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 3	1.33 ha (3.28 ac)	95 m (311.8 ft)	0.20 ha (0.51 ac)	Shared driveway/ROW over Lot 4 to Otter Lake Rd.
Severed Lot 4	1.64 ha (4.05 ac)	214.7 m (704 ft)	0.40 ha (0.99 ac)	Otter Lake Road
Severed Lot 5	4.01 ha (9.92 ac)	138.8 m (455.4 ft)	1.6 ha (3.97 ac)	Shared driveway/ROW over Lot 2, Lot 4 to Otter Lake Rd.
Severed Lot 6	1.86 ha (4.6 ac)	120.3 m (394.6 ft)	0.74 ha (1.83 ac)	Otter Lake Road
Severed Lot 7	1.51 ha (3.73 ac)	90 m (295.3 ft)	0.94 ha (2.32 ac)	Otter Lake Road
Severed Lot 8	1.76 ha (4.36 ac)	105.3 m (345.3 ft)	1.17 ha (2.91 ac)	Bradshaw Road
Severed Lot 9	2.57 ha (6.36 ac)	86.7 m (284.4 ft) (1)	0.55 ha (1.37 ac)	Shared driveway/ROW over lot 10 to Bradshaw Rd.
Severed Lot 10	2.48 ha (6.14 ac)	71 m (232.8 ft) (2)	0.81 ha (2 ac)	Shared driveway/ROW over Lot 9 to Bradshaw Rd.
Severed Lot 11	4.08 ha (10.08 ac)	298.2 m (978.4 ft)	2.96 ha (7.32 ac)	Bradshaw Road

(1) Severed Lot 9 has 86.7 metres of "straight line" frontage and 99.2 metres of linear frontage on Bradshaw Road.
(2) Severed Lot 10 has 71 metres of "straight line" frontage and 91.5 metres of linear frontage on Bradshaw Road.

FIGURE 3: CONSENT SKETCH (EXCERPT) – SEVERED LOTS 1 TO 5 (NORTH PORTION)

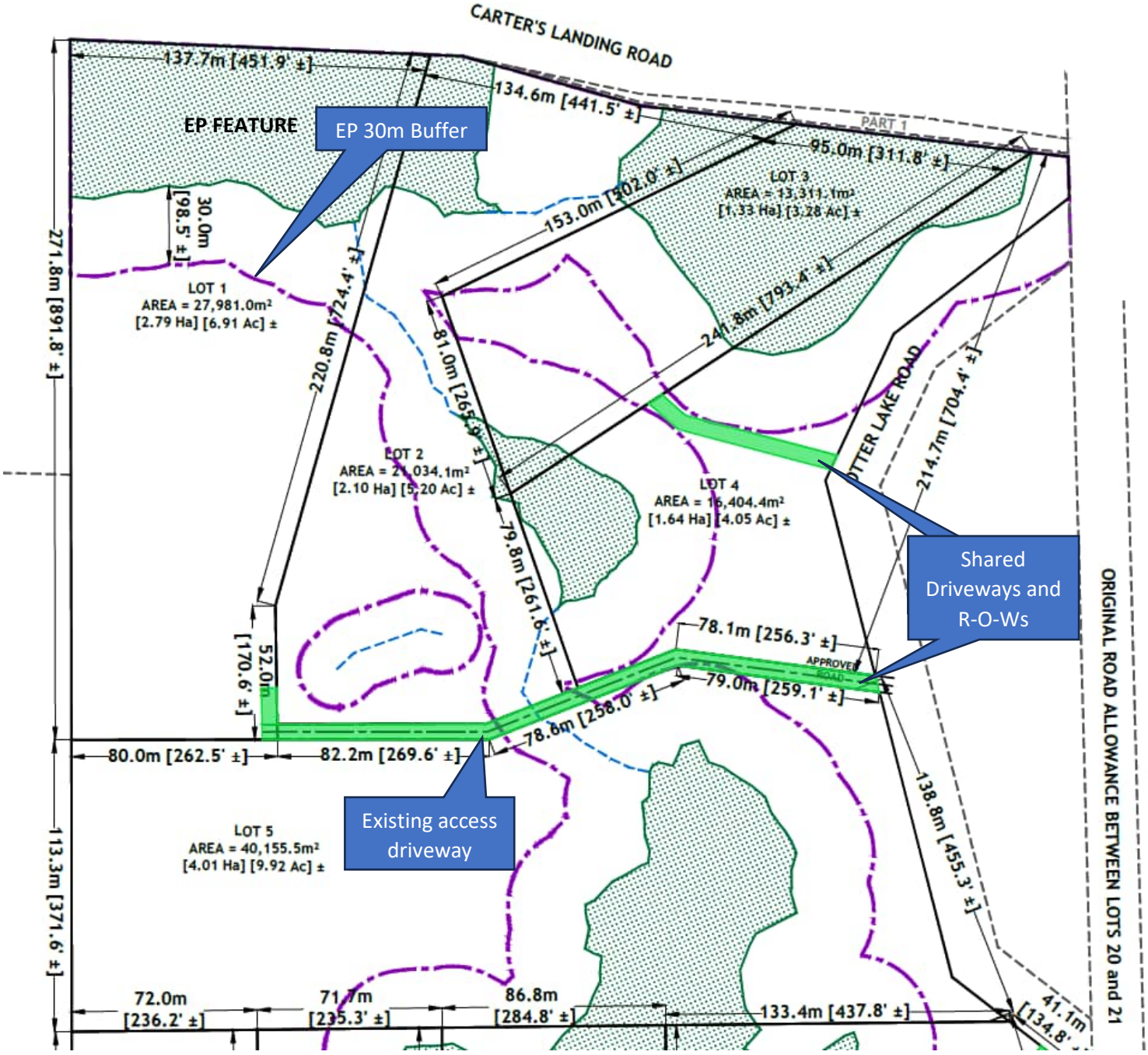
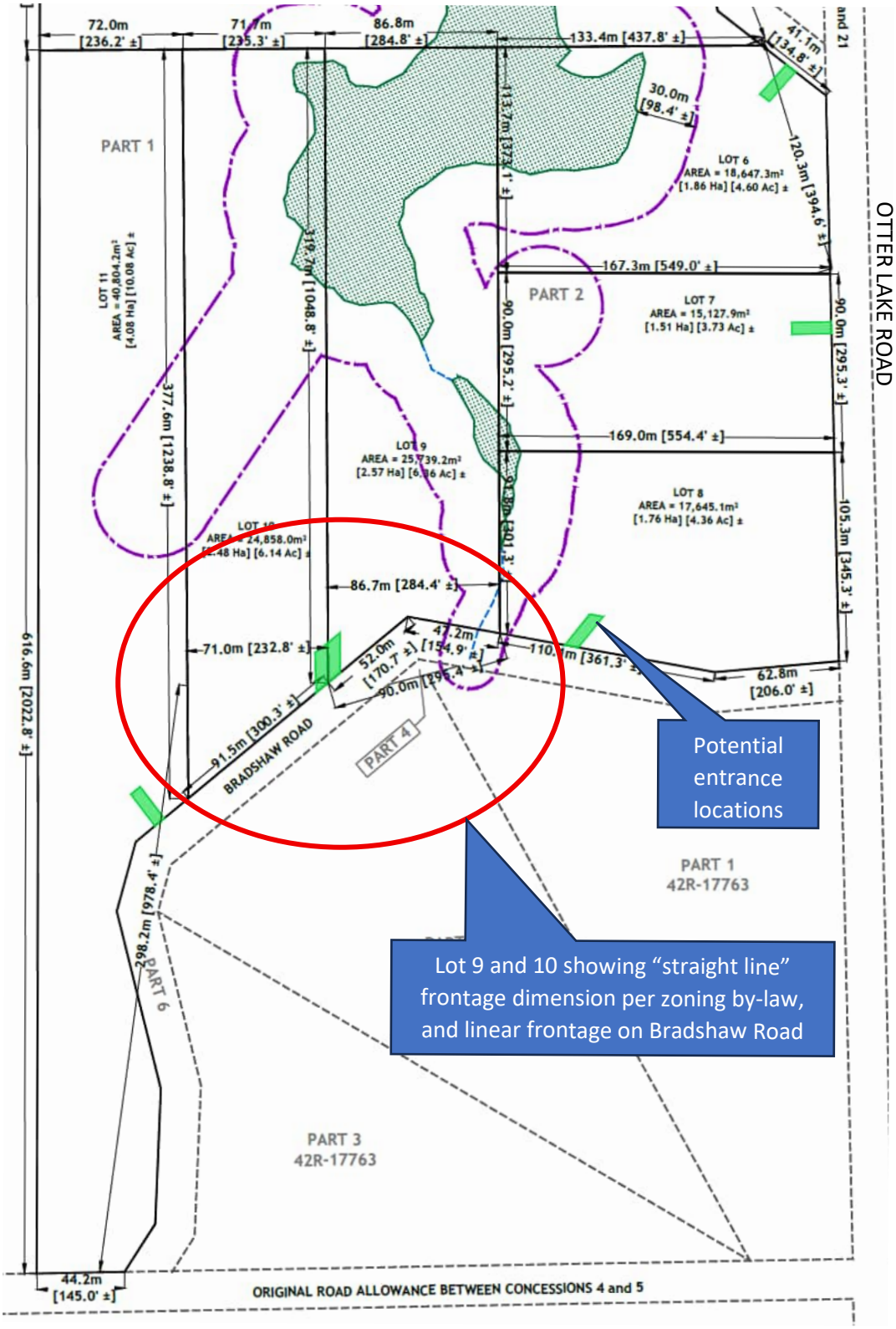


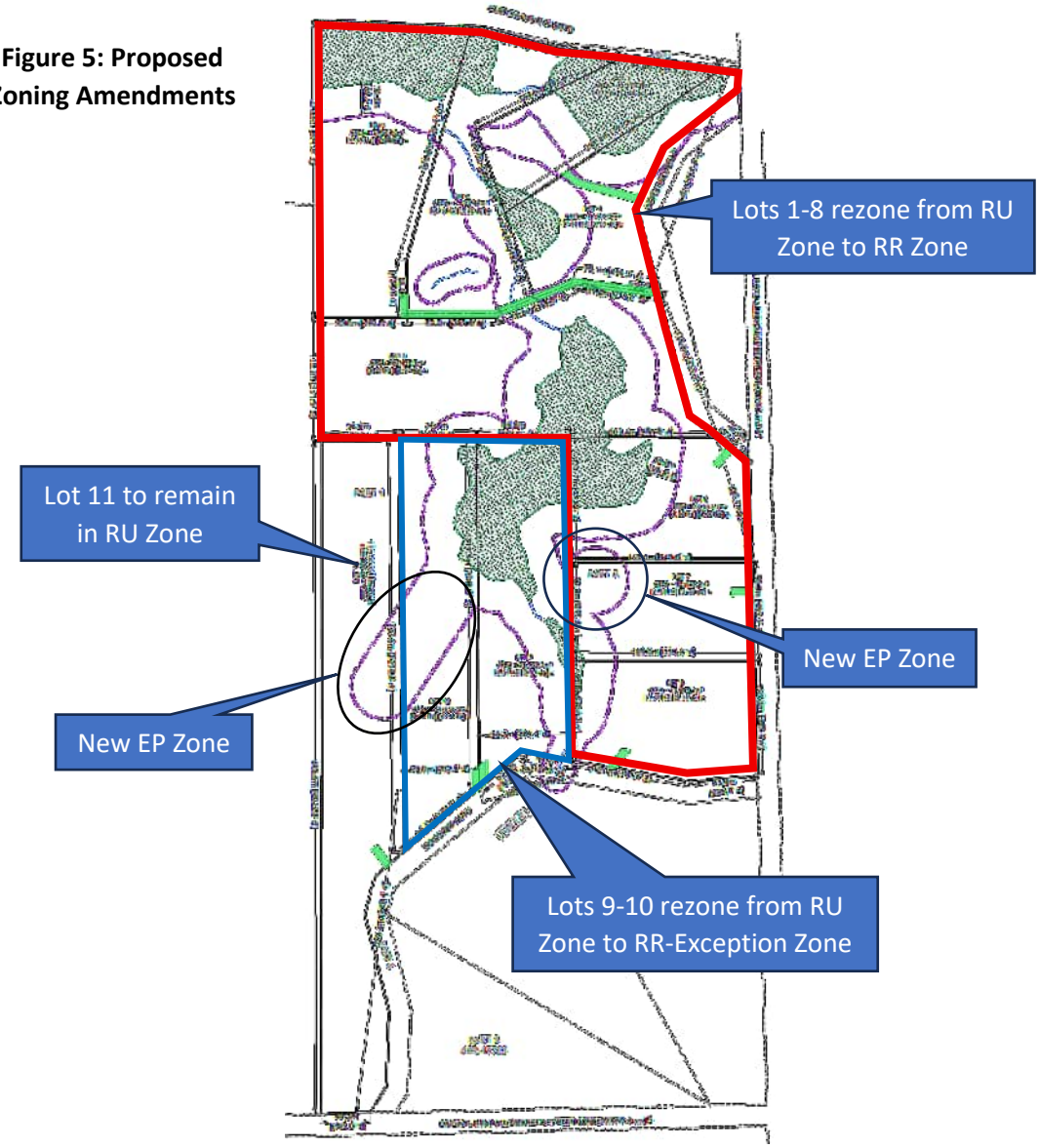
FIGURE 4: CONSENT SKETCH (EXCERPT) – SEVERED LOTS 6 TO 11 (SOUTH PORTION)



An associated zoning by-law amendment has been submitted that will rezone the subject lands as follows:

- Rezone Lots 1 to 8 from the Rural (RU) Zone to Rural Residential (RR) Zone. These lots will comply with the minimum lot frontage of 90 metres and minimum lot area of 1.2 hectares.
- Rezone Lots 9 and 10 from the Rural (RU) Zone to a Rural Residential – Exception (RR-Exception) Zone to permit reduced lot frontages of 86.7 metres and 71 metres, per the definition of ***Lot Frontage, section i)*** of Section 13 of Zoning By-law 2006-125 and to establish an enhanced minimum front yard setback of 30 metres.
- Refine the existing Environmental Protection (EP) zoning on the subject lands where required, based on the updated 2026 Environmental Impact Study submitted with the application.

Figure 5: Proposed Zoning Amendments



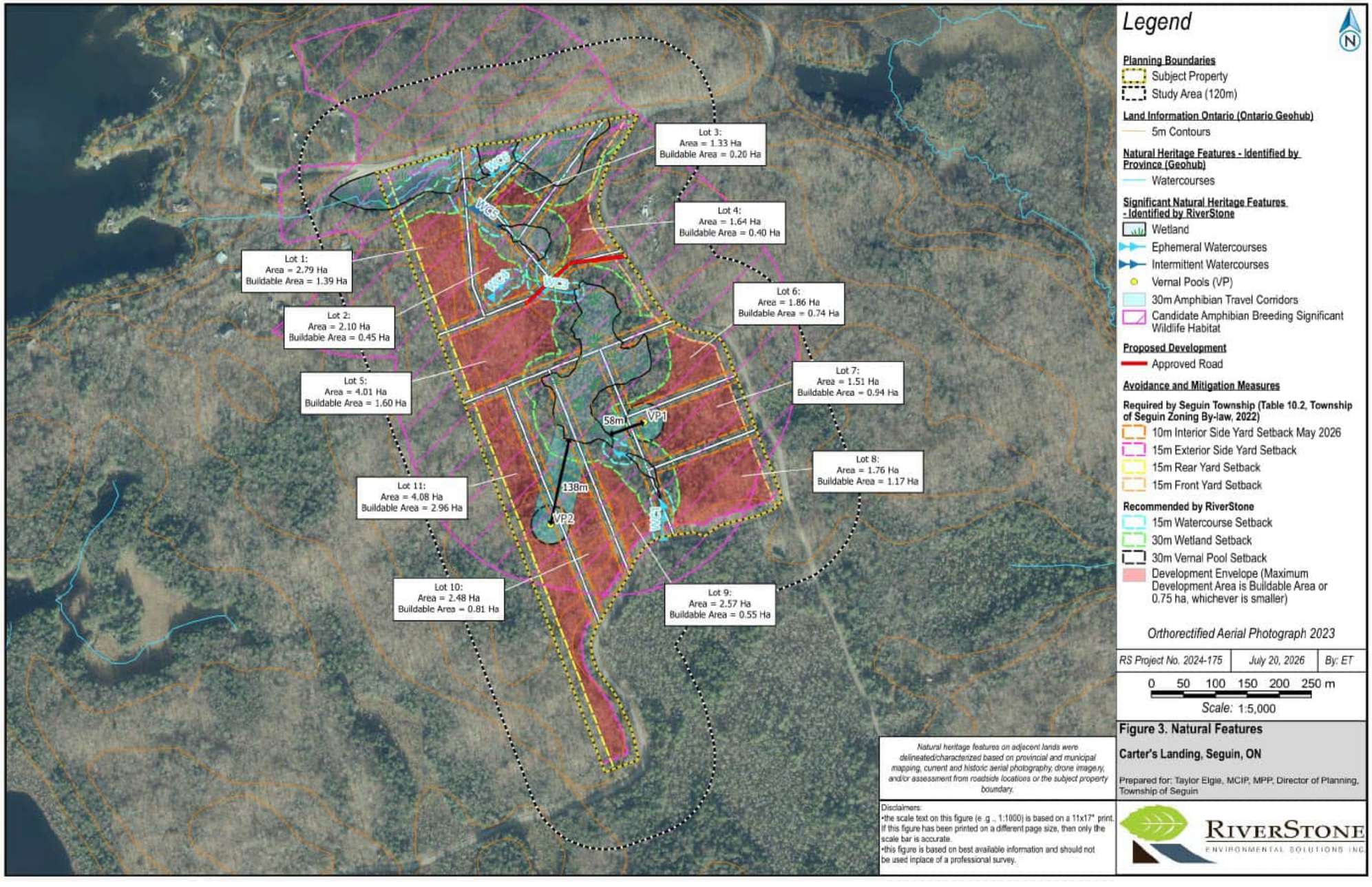
4.0 Riverstone Environmental Solutions - Environmental Impact Study (EIS)

Figure 6 below depicts the proposed severed lots, building envelopes, and recommended 30 metre wetland and watercourse no-development buffer areas, within which new buildings, structures, and site alteration will not be permitted.

The EIS identifies wetlands, watercourses, and associated buffer areas on the subject lands and confirms that each proposed lot contains an appropriate building envelope outside of these constrained areas. The recommended 30 metre buffers, together with the identified development envelopes, will protect natural heritage features while allowing for future rural residential development, subject to implementation of mitigation measures.

Based on the findings presented in the EIS report and contingent upon the implementation of the mitigation recommendations, Riverstone has concluded that the proposed consents and associated future low density residential development of the lands will have no negative impact on the natural features observed on-site. Riverstone Environmental has advised that the recommendations in the EIS report be incorporated into a Consent Agreement pursuant to Section 51(26) of the Planning Act, that would be registered on title as a condition of provisional approval. The agreement will ensure that the mitigation measures listed in the EIS are implemented at the time of development of each lot.

FIGURE 6: DEVELOPMENT ENVELOPE & CONSTRAINTS MAP – RIVERSTONE ENVIRONMENTAL



5.0 Policy Review

5.1 Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) is issued under the authority of the Planning Act and is intended to provide policy direction on matters of provincial interest relating to land use planning.

The PPS, 2024 contains policies with respect to promoting efficient development and land use patterns in order to create healthy, livable and complete communities while providing for an appropriate range and mix of housing options to meet projected needs.

Section 2.6 applies to the development of "Rural Lands" within municipalities, and states:

1. *On rural lands located in municipalities, permitted uses are:*

   c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;

2. *Development that can be sustained by rural service levels should be promoted.*

3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*

Portions of the subject lands have been identified as having wetlands and watercourses that are guided by the policies of 4.1 Natural Heritage, where planning authorities are required to protect natural features and functions from negative impacts:

1. *Natural features and areas shall be protected for the long term.*

2. *The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*

Comment: The applications would reconfigure the existing 3 large rural lots into 11 rural residential lots, each with lot sizes exceeding 1.2 hectares, to be serviced by private wells and septic sewage disposal systems. The proposal will create new rural residential lots that make more efficient use of the subject lands and contribute development-ready residential lots to the local community. All lots will have frontage on and access to Otter Lake Road and Bradshaw Road, which are year-round municipally maintained roads.

Through the submission of an Environmental Impact Study (EIS), the proposed severed lots have been shown to contain suitable building envelopes and enhanced 30 metre buffers to

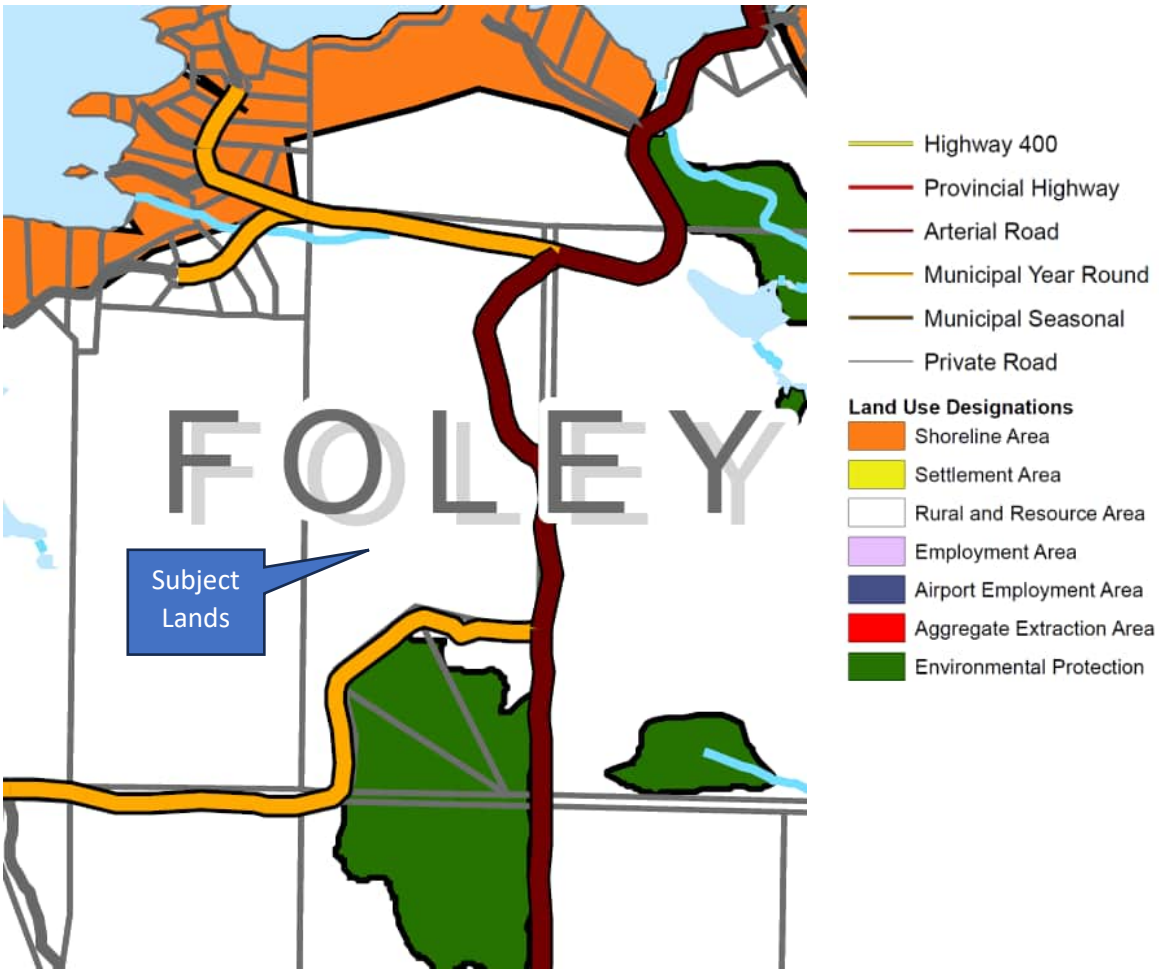
ensure that adjacent natural features are protected. The EIS also recommends mitigation measures to be implemented at the time of site development through a development agreement pursuant to Section 51(26) of the Planning Act. Based on the recommended setbacks and mitigation measures outlined in the report, the EIS concludes that no negative impacts are anticipated to the natural features identified on the site.

The proposed development is consistent with the PPS 2024.

5.2 Township of Seguin Official Plan

The Township of Seguin Official Plan (TSOP) designates the property as Rural and Resource Area on Schedule A.

Figure 7: Seguin Official Plan – Schedule A (excerpt)



5.2.1 Official Plan Rural and Resource Area Policies: Section C.1.3.1 & C.1.3.2

C.1.3.1 - Basis and General Objectives

The Rural and Resource Area designation includes all of those private lands within the corporate limits of the Township outside the Settlement Areas and not within any of the other major land use designations. The Rural and Resource Area designation accommodates a range of uses including agriculture, forestry, linear open space, rural residential, small-scale commercial and industrial operations, aggregate extraction, and mining. Over the lifetime of this Plan, the rural area will experience limited development and is intended to maintain its rural and resource character and preserve the natural environment.

It is the objective of the Rural and Resource Area designation to:

g) To recognize existing rural residential uses and permit limited new rural residential development in accordance with the policies of this Plan.

Section C.1.3.2 "Permitted Uses" permits the following residential land use form:

d) single detached residential dwellings;
k) home occupations and home Industries are also permitted subject to the policies of this Plan.

Comment: The Rural and Resource Area designation recognizes residential uses and permits low-density development in the form of single detached dwellings. Accessory uses include home occupations and home industries, which are appropriate in rural areas where lot sizes are larger and such activities are less likely to impact neighbouring properties. The proposed consent applications would further subdivide the property into multiple new lots intended for rural residential use in the form of single detached dwellings. The applications conform with the above Official Plan policies.

5.2.2 Official Plan Land Subdivision Policies – Section B.12.1

Section B.12.1 of the Official Plan prescribes that development by way of Plan of Subdivision, rather than by consent, shall generally be required if:

a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,

Comment: the severed lots will front onto existing public year-round maintained roads, and no new public road(s) or extension of existing public road(s) are required or proposed to accommodate access to the development. An existing private driveway and new rights-of-way will serve as a shared access for Lots 1, 2, 3 and 5, which is a permitted form of access in accordance with Section B.12.2.5 a) ii) of the Official Plan (discussed below).

b) a Plan of Subdivision is required to ensure that the entire land holding or the area is developed in an orderly and efficient manner; or,

Comment: Reconfiguring the existing 3 rural lots into a total of 11 rural residential lots through the consent process is appropriate, as it will make more efficient use of the subject lands, enhance the property's development potential, and maintain the rural character of the area in keeping with the Official Plan. The proposed lots are intended for single detached dwellings on private services and will be accessed by new individual entrances or shared driveways. As a result, no new municipal services or infrastructure, or expansion of existing services or infrastructure, is required. Construction mitigation measures for each lot will be implemented through a consent agreement pursuant to Section 51(26) of the Planning Act. On this basis, the orderly and efficient development of the subject lands can be achieved through the consent process in accordance with Section 53 of the Planning Act.

c) more than four lots including the retained lot are being created and/or the owner is retaining sufficient lands which may be the subject of applications for the development of additional lots.

Comment: The above policy establishes a numeric criterion whereby the development of more than four lots from a parcel (i.e., three new lots and one retained lot) shall generally proceed by plan of subdivision. Under this policy, each of the existing three rural lots could create three new lots and one retained lot by consent, for a total of 12 lots. The proposed reconfiguration of the three existing lots into 11 lots maintains the intent of Policy B.12.1(c). In addition, having regard to the criteria of subsections a) and b) above, development through a plan of subdivision is not required.

5.2.3 Official Plan Rural Severance Policies – Section B.12.2.5

B.12.2.5 Rural and Resource Area - New Lots for Residential Purposes

In accordance with the Growth Management Goals and Objectives of this Plan to focus growth to settlement areas and maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Township. Limited residential development in the Rural and Resource Area will occur by consent.

a) In considering the creation of a new lot in the Rural and Resource Area, Council shall be satisfied that the proposed lot(s):

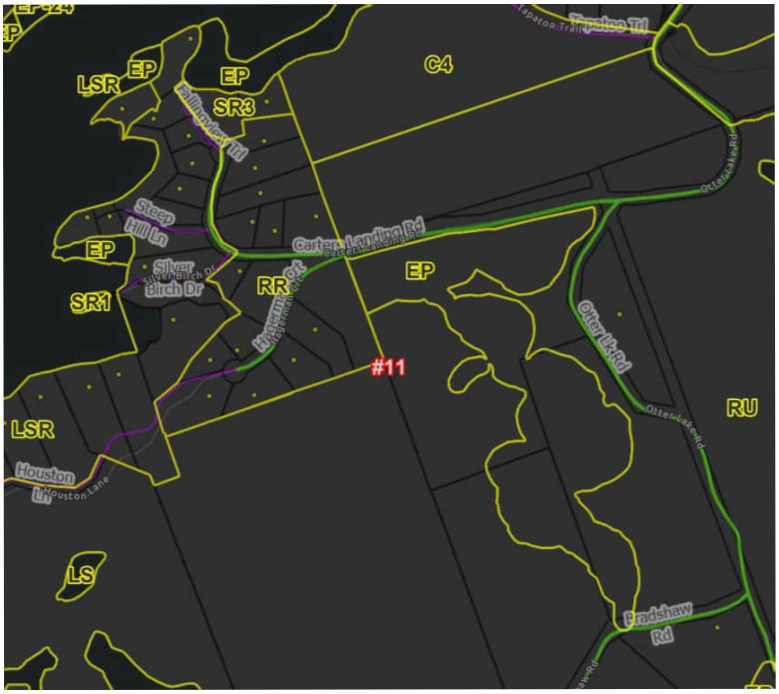
i) Shall have a minimum lot area of 1.2 hectares for Rural Residential lots. Minimum lot sizes of 4 hectares shall be required for Rural lots to protect space-expansive rural uses, aggregate operations, existing rural character, land use compatibility, environmental or topographic features, against the fragmentation of natural heritage features and areas of agricultural lands.

Comment: The proposed lots are intended for future rural residential use in the form of single detached dwellings and will be rezoned from Rural (RU) Zone to Rural Residential (RR) Zone as a condition of Consent. The lots range in area from 1.3 ha to 4 ha and therefore exceed the minimum 1.2 ha lot area required for the RR Zone. The applications conform with the above policy.

ii) Shall have a minimum lot frontage of 150 metres onto a year-round maintained road for Rural lots. Minimum frontages of 90 metres onto a year-round municipally maintained road may be acceptable for Rural Residential lots in areas of established rural residential development with frontages less than 150 metres.

Comment: While the above policy generally requires a minimum lot frontage of 150 metres, a reduced frontage requirement of 90 metres may be accepted based on the character of surrounding development. The subject lands directly abut Carters Landing, which is a mixed shoreline and rural residential community on Otter Lake. On Fallingview Trail and Hagerman Court, there are 15 properties zoned Rural Residential (RR). The lot frontages of these properties range from 29 metres to 105 metres and are not consistent, as shown below:

FIGURE 8: LOT FRONTAGES IN AREA OF FALLINGVIEW TRAIL AND HAGERMAN COURT



With respect to sub-policy a) ii), the Official Plan provides flexibility to allow reduced lot frontages of 90 metres based on the character of surrounding development. In this case, the subject lands would be reconfigured from three existing large rural lots into 11 rural residential lots, all of which have substantially larger and generally compliant lot frontages and areas

compared to existing development within Carters Landing. These larger lot dimensions will provide enhanced separation between future dwellings and will result in a form of low-density residential development that is appropriate for the area and maintains the intent of the Rural and Resource Area designation policies.

Proposed Lots 1 to 8 and Lot 11 meet the minimum 90 metre frontage requirement of the above policy and also comply with the 90 metre frontage requirement of the Rural Residential (RR) Zone. All proposed lots front onto Carters Landing Road, Otter Lake Road, and Bradshaw Road, which are year-round municipally maintained roads. Proposed Lots 9 and 10 do not meet the minimum 90 metre frontage requirement based on the zoning by-law method of measurement. Notwithstanding that methodology, Lots 9 and 10 each have more than 90 metres of linear frontage along the Bradshaw Road allowance. A site-specific RR Zone may therefore be applied to Lots 9 and 10 to recognize this condition and to require an enhanced 30 metre front yard setback for development in order to maintain the rural character of the area.

The proposed Consents and accompanying site-specific RR Zone exceptions will result in development that conforms with the above Official Plan policies.

ii) subsection: Exceptions to these requirements may be permitted:

- *A shared entrance secured by a right-of-way may be appropriate to avoid negative impacts to the natural heritage features, road functions, or the unnecessary extension of municipal roads, as determined by the Township. Each lot will still meet the frontage requirements.*

Comment: Due to wetland and other environmental constraints along Carters Landing Road and portions of Otter Lake Road in the north end of the property, rights-of-way for shared entrances and access driveways are required for Lots 1, 2, 3, and 5. An access driveway already exists from Otter Lake Road to the interior building envelope on proposed Lot 5 and would be used to provide shared access to the building areas on Lots 1, 2, and 3. The required rights-of-way are shown on Figure 3 (shaded light green) and are also listed in Table 1. The proposed shared driveways and associated rights-of-way will avoid impacts to natural heritage features while providing each lot with access to a year-round road.

v) Preserves natural vegetation in the front yard in order to maintain the rural character of the area.

Comment: The proposed severed lots will be rezoned to the Rural Residential (RR) Zone, where the required front yard setback for buildings and structures is 15 metres (50 feet). Given the lot shapes and the location of the proposed building envelopes, Lots 1, 2, 3, and 5 have development areas that are interior to the lots and set well back from the travelled portions of Carters Landing Road and Otter Lake Road; these structures will be visually buffered by the

extensive tree and vegetation cover on the lots. The 15 metre front yard setback, combined with the large lot frontages for Lots 4, 6 to 8, and 11, will result in future dwellings being separated by substantial areas of retained forest cover, thereby preserving the rural character of the area.

Proposed Lots 9 and 10 will be subject to a site-specific RR Zone that recognizes reduced frontage and requires an enhanced 30 metre front yard setback. This increased setback will ensure that future dwellings are located farther from the travelled road and are appropriately buffered by existing tree cover and vegetation within the front yard area.

The proposed Consents and associated zoning by-law amendment applications conform with the rural severance policies as listed in Section B.12.2.5 of the Seguin Official Plan.

5.2.4 Official Plan General Consent Policies – Section B.12.2.1

New lot creation in all land use designations is required to meet general consent criteria tests as listed in Section B.12.2. Subsection B.12.2.1 – General Criteria states "*Prior to issuing provisional consent for a new lot for any purpose, Council shall be satisfied that the lot to be retained and the lot (or lots) to be severed:*

a) conform to the specific land division policies contained in the land use designation sections of this Plan;

Comment: The proposed vacant severed lots are intended for low-density residential development in the form of single detached dwellings, which is a permitted use in the Rural and Resource Area designation and supported by Section C.1.3 and its subsections of the Seguin Official Plan. The accompanying zoning by-law amendment would place the severed lots in the appropriate Rural Residential (RR) zones and establish site-specific zoning for other lots to recognize deficient lot frontage and enhanced building setbacks. The form of development would be in keeping with the character of adjacent rural residential development and is appropriate for the rural service levels available in the area. The consent and zoning by-law amendment applications conform with the rural severance policies set out in Section B.12.2.5 of the Seguin Official Plan.

b) fronts on a public road that is maintained on a year-round basis; or

Comment: The proposed severed lots front onto Carters Landing Road, Otter Lake Road, and Bradshaw Road which are public year-round maintained roads.

Subsections c) d) e) are not applicable

f) will not cause a traffic hazard;

Comment: The applications will be circulated to Township Public Works for comment on the proposed general entrance locations, and appropriate conditions of consent may be imposed requiring final review and approval by Public Works. Prior to development, the lots will require entrance permits from the Township Public Works Department.

g) has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;

Comment: Severed Lots 1 to 8 and Lot 11 comply with the required minimum lot area of 1.2 hectares and the minimum 90 metre lot frontage requirement of the Rural Residential (RR) Zone. Lots 9 and 10 would be subject to a site-specific exception to recognize deficient frontage arising from the zoning by-law method of measuring lot frontage. Notwithstanding that exception, Lots 9 and 10 each have more than 90 metres of linear frontage along the Bradshaw Road allowance.

h) can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or as approved in accordance with Section E5 of this Plan;

Comment: The lots will be serviced by private individual water and septic systems. All proposed lots exceed 1.2 hectares in area.

i) will not have a negative impact on the drainage patterns in the area;

Comment: The property contains intermittent watercourses and wetland pockets. The mitigation measures recommended in the Riverstone EIS will ensure that future site development is appropriately buffered from low areas and watercourses that form part of the drainage system in the area.

Subsection j) is not applicable.

k) will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;

Comment: The reconfiguration of the property will result in 11 total lots intended for low density residential development, and there will be no retained parcel. Access provisions for the resulting development or for other parcels of land in the area will not be affected.

l) will not have a negative impact on the features and functions of any natural heritage feature in the area;

Comment: A scoped EIS was submitted in support of the application. The reconfiguration of the property for the future development of 11 single detached dwellings is not expected to have

negative impacts on the natural features and functions identified on the site. Recommendations for development mitigation measures contained in the EIS will be implemented at the time of development and secured on title through a development agreement pursuant to Section 51(26) of the Planning Act.

m) the shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;

Comment: The configuration of the severed lots has been designed around the identified buildable areas and environmental constraint areas, including the required feature buffers. Each proposed lot has a shape and dimensions that will comply with the Rural Residential (RR) Zone or RR-Exception Zone requirements, and each lot contains suitable building locations for a dwelling, accessory structures, a septic system, and access driveways. The rural character of the area will be maintained by the low-density nature of the development and the predominantly mature forest cover on the subject lands.

n) Prior to the approval of a development application, the proponent shall provide confirmation that arrangements have been made for the treatment of the hauled sewage to be generated from the development at a duly licensed facility;

Comment: This matter may be included as a condition of provisional consent approval. The Owner will provide written verification that local sewage treatment facilities have sufficient capacity to accommodate this development prior to registration of the new lots.

Subsection o) is not applicable.

p) meets the requirement of Section 51(24) of the Planning Act.

Comment: Section 51(24) of the Planning Act sets out general criteria for guiding land division decisions in Ontario. These criteria ensure that development proposals conform with municipal planning objectives, are consistent with official plans and zoning by-laws, are adequately serviced, and are compatible with the surrounding community while potential impacts are appropriately mitigated. The applications are in the public interest, as they will increase the supply of vacant lots for future residential development, can be adequately serviced by existing municipal infrastructure, and are not expected to result in adverse environmental impacts. The proposal satisfies the general land division criteria of Section 51(24) of the Planning Act.

Based on the above policy review, the applications to cancel previous Consents that created a total of 3 lots, and reconfigure the subject lands to create 11 new lots conforms with the underlying Rural and Resource Area land use designation policies, the Rural Severance policies, and the General Consent policies of the Seguin Official Plan.

5.3 Township of Seguin Zoning By-Law 2006-125

Zoning By-law Map #11 zones the subject lands as Rural (RU) Zone and Environmental Protection (EP) Zone that was identified through an Environmental Impact Study prepared by Riverstone Environmental Solutions Inc. as part of the previous 2021 Consent approvals.

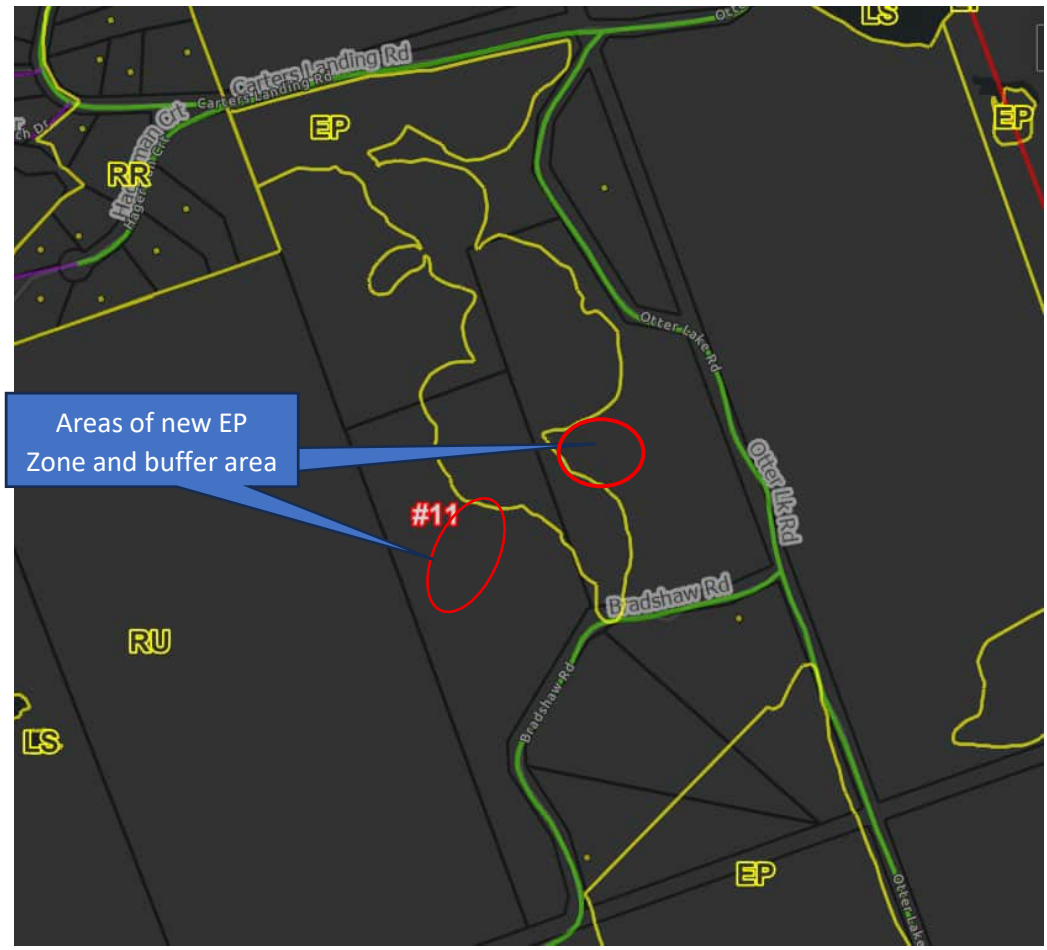
Comment: Through this development application process, the new lots will be rezoned from the Rural (RU) Zone to the Rural Residential (RR) Zone, with a site-specific RR-Exception Zone proposed to recognize deficient lot frontage and enhanced front yard setbacks for Lots 9 and 10. Permitted uses in the RR Zone include a single detached dwelling, additional residential units, and home occupations. The general zone provisions for the RR Zone and proposed RR-Exception Zone are as follows:

Figure 9: Proposed Zoning By-law Amendment

Table 8.2 - RR Zone	Required	Proposed
Minimum lot area	1.2 ha	New lots will comply
Minimum frontage	90 m*	Lots 9 and 10 require site specific exemption for frontage, all other lots will comply
Maximum lot coverage	5%	New lots will comply
Front yard	15 m*	New lots will comply. Lots 9 and 10 will have enhanced 30 metre front yard setbacks
Side yard	5 m	New lots will comply
Rear yard	15 m	New lots will comply

A component of the zoning by-law amendment application will also include refinement of the boundaries of the existing Environmental Protection (EP) Zone, reflecting up-to-date field work completed by Riverstone Environmental Solutions. There are 2 areas of new EP Zone that will be added as shown in Figure 10 below. These areas are also depicted in Figure 4 and Figure 5 for reference:

FIGURE 10: ZONING BY-LAW MAP #11 – EXISTING ZONING & PROPOSED NEW EP ZONE



The proposed zoning by-law amendment is appropriate, as the severed lots, environmental features, and associated buffer areas will be placed in the appropriate zone classifications to reflect the proposed residential land uses on the property. Additional environmental features have been identified and will be protected through buffer areas implemented through updated EP Zone boundaries. The concurrent zoning amendment conforms with the Seguin Official Plan.

6.0 Conclusion

It is our opinion that the applications for consent cancellation and consent to reconfigure the current 3 rural lots to create 11 new rural residential lots are consistent with the Provincial Planning Statement, 2024, meet the intent of the Township of Seguin Official Plan, and comply with the provisions of the Zoning By-law, subject to the proposed site-specific exceptions.

Mitigation measures identified in the EIS prepared by Riverstone Environmental Solutions Inc. may be implemented on each new lot through a development agreement pursuant to Section 51(26) of the Planning Act. This agreement will help ensure that protective measures are

undertaken before, during, and after construction so that site development activities do not negatively impact natural features and functions on the subject lands.

Based on this review, it is our opinion that the proposed development is appropriate and represents good planning.

Sincerely,

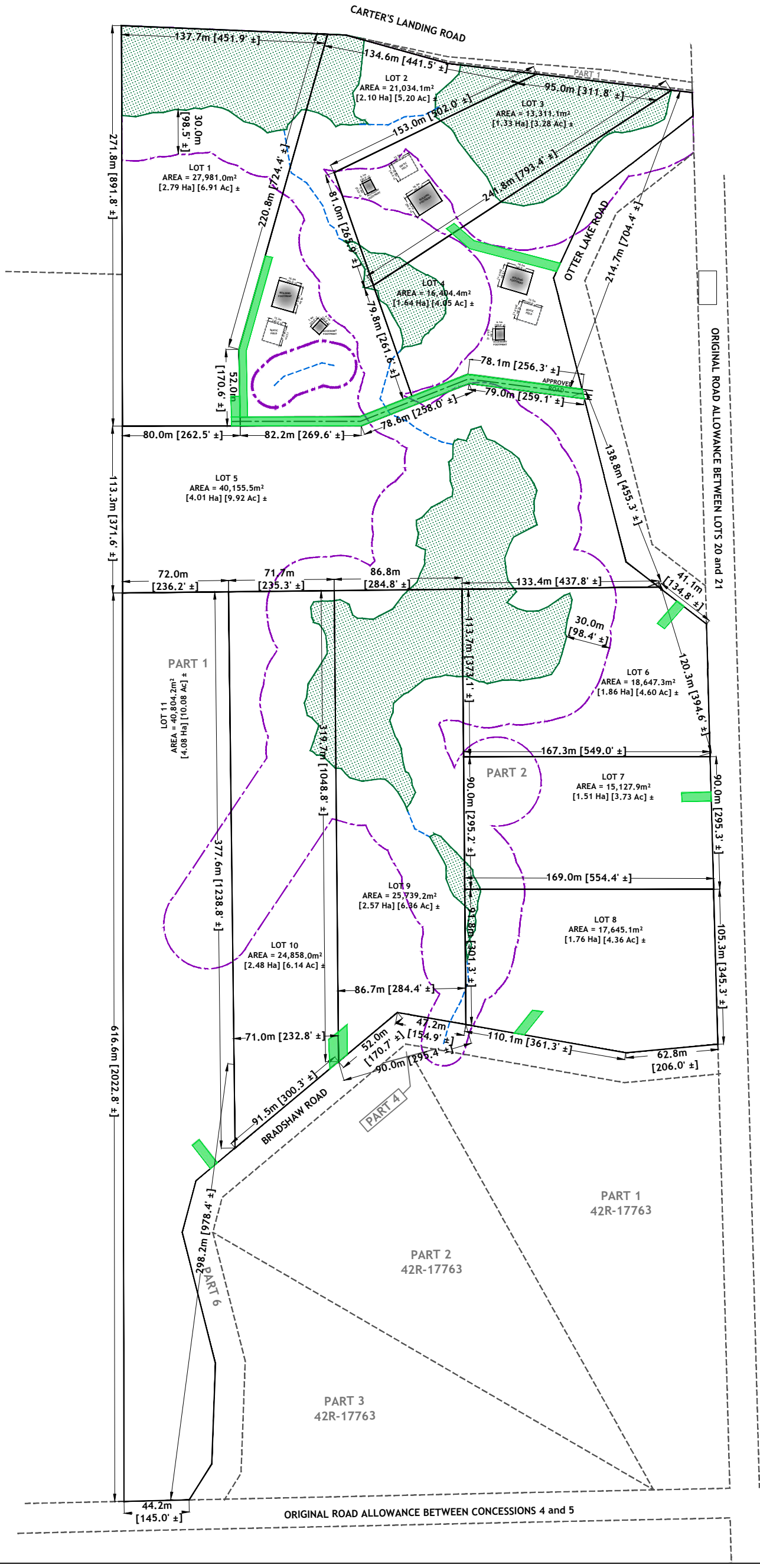
PLANSCAPE INC.



Adam Kozlowski, MCIP, RPP
Senior Planner

7.0 Appendices

APPENDIX 1 – SEVERANCE SKETCH DEVELOPMENT



SEVERANCE CONCEPT PLAN

PLAN NUMBER 42R-21650 & 42R-11898
PART OF LOT 21, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF FOLEY
TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND

GOLDEN LOVENEST INC. (TSAI)

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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE	BY
1 : 3 000	174400	JUNE 25, 2026	JT

BASE MAP SOURCE:
L.U. MAUGHAN COMPANY LIMITED - 42R-11898
T.A. BUNKER O.L.S. - 42R-21650
RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

APPENDIX 2 – ENVIRONMENTAL IMPACT STUDY, JULY 2026,

PREPARED BY RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Schedule D to PL-2026-115

ENVIRONMENTAL IMPACT STUDY
Tsai Property
Seguin Township
July 2026



RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

July 20, 2026
RS# 2024-175

Taylor Elgie, MCIP, RPP
Director of Planning
Township of Seguin
5 Humphrey Drive
Seguin, ON
P2A 2W8

Via e-mail: telgie@seguin.ca

***SUBJECT*: Environmental Impact Study – Tsai Property, Seguin Township,**

Dear Taylor,

RiverStone Environmental Solutions Inc. is pleased to provide you with the attached report.

Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,

RiverStone Environmental Solutions Inc.



Bev Wicks, Ph. D
Principal / Senior Ecologist

REPORT SUMMARY

Type of Study		**Date**
Environmental Impact Study		July 20, 2026
Project Manager	**Legal Description**	**Development Proposed**
Bev Wicks	Concession 5, Pt. Lot 21, RP42R11898 Parts 3, in the geographic Township of Foley, Seguin Township, Parry Sound District	Severance to create eleven (11) lots from an existing lot of record
	Approval Authorities	**Owner/Agent**
	Seguin Township	Luther Tsai

Report Summary

This Environmental Impact Study has been prepared to assess natural heritage features and potential impacts resulting from a development application associated with the property legally described as Concession 5, Pt. Lot 21, RP42R11898 Parts 3 in the geographic Township of Foley, Seguin Township. The client is required to submit an EIS as part of the application to sever the property. During onsite review of existing conditions, it was determined that the subject property contained:

1. Watercourses,
2. Wetland habitat,
3. Habitat of endangered and threatened species, and
4. Significant wildlife habitat.

Potential impacts of the proposed application on the identified natural features and species of conservation interest were evaluated. The recommendations contained within **Section 5** of this report (reiterated below) are intended to mitigate potential negative impacts on the identified features and species. Provided that mitigation measures are implemented appropriately; it is our opinion that the proposal can be accomplished without negative impacts to the natural heritage features and the associated ecological functions.

RECOMMENDATIONS

Wetlands and Watercourses

- **Development and site alteration must not occur within 30 m of the wetland boundary, as shown on Figure 3.**
- **Development and site alteration must not occur within 15 m of the watercourses, as shown on Figure 3.**
- **The proposed driveway should utilize the existing watercourse crossing.**
- **Existing vegetation within the setbacks must be maintained in a natural, self-sustaining state to provide a vegetated buffer adjacent to this feature. Trees will not be cut within**

the buffer unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the buffer.

- **Implement sediment and erosion control measures as per applicable best management practices to isolate development envelopes, generally including the following measures:**
    - **Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.**
    - **Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired.**
    - **Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., propre installations is not the only action necessary to satisfy the mitigation requirements).**
    - **Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete and the site is stabilized.**
- **Temporary storage of aggregate materials should be located no less than 30 m from the wetland boundary and 15 m from all watercourses. Storage locations must be in areas of low slopes.**
- **All aggregate material on site is to be contained by two layers of heavy-duty sediment fencing.**
- **Offloading of construction materials and aggregate should be completed during fair weather.**
- **The final location, design, and installation of any septic system must be completed by a licensed installer.**

Habitat of Endangered and Threatened Species

- **Tree removals should be minimized and only occur in the areas required for development. Clearing for development should not exceed 0.75 ha on individual lots.**
- **Any tree removals required to accommodate the proposed development must take place outside of the active season for endangered bats, i.e., April 1 – Nov 30.**
- **If tree clearing must occur within the above-noted timing window, additional studies may need to be completed to confirm the presence or absence of SAR bats. These studies can include snag tree surveys and acoustic monitoring of the area where trees will be removed, by a qualified professional. If SAR bats may be impacted by the development proposal, the MECP should be contacted to determine if a permit would be required to proceed.**

- **Any lighting incorporated into the final building designs should be directed downwards and away from the open areas.**

- **We have evaluated the species at risk and their habitats through the SCA and associated Regulations, and have determined that impacts to individuals and their habitats have been avoided through the development plan. As a result, the development proposal has not triggered any registerable activities. This is based on the application of the recommendations provided herein.**

- **Removal of vegetation should be completed outside of the active season for Eastern Hog-nosed Snake (i.e., occur between November 1 and April 15).**

- **Site alteration areas must be isolated by sediment and erosion control fencing prior to the commencement of activities. Fencing is to be a minimum of 1 m in height and is to be trenched in to minimize the potential for Eastern Hog-nosed Snakes to burrow under the barrier.**

- **Should an Eastern Hog-nosed Snake be encountered during development, MECP should be contacted immediately to obtain direction on how to proceed.**

Significant Wildlife Habitat

- **Development and site alteration must not occur within 30 m of the vernal pools, as shown on Figure 3.**

- **Clearing for development on each lot should not exceed 0.75 ha or the buildable area shown on Figure** 3**, whichever is smaller.**

- **Development and site alteration must not occur within the travel corridors, as shown on Figure 3.**

Additional Natural Heritage Features and Functions

- **Vegetation removal (e.g., tree/shrub clearing, etc.) should be completed outside of the primary breeding bird nesting window (i.e., between April 1 and August 31). If vegetation removal occurs during this period, a nest survey should be conducted by a qualified biologist within 5 days of commencement of construction activities to identify and locate active nests of bird species (where present) covered by the federal Migratory Birds Convention Act, 1994 or provincial Fish and Wildlife Conservation Act, 1997. If a nest is located or evidence of breeding noted, a mitigation plan should be developed to avoid any potential impacts on birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying tree removal activities until the conclusion of the nesting season.**

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Appendix 8. Severance Development Sketch

1 BACKGROUND

RiverStone Environmental Solutions Inc. (hereafter, 'RiverStone') was retained by Luther Tsai to complete a Scoped Environmental Impact Study (EIS) for a property located in the Carters Landing area of Seguin Township (hereafter, 'Township'). The existing lot is 26.6 ha (65.7 acres) in size, and is bordered by Carters Landing to the north, Otter Lake Road to the east, Bradshaw Road to the south, and rural lots to the west. The subject lands are legally described as Concession 5, Pt. Lot 21, RP42R11898 Parts 3, in the geographic Township of Foley, Seguin Township, Parry Sound District (hereafter 'subject property') (**Figure 1**). The proposed development is the severance of the subject property into eleven (11) lots, with the intention that the lots be developed with dwellings. The subject property is currently undeveloped aside from a driveway entrance off Otter Lake Road. Proposed access will be via an internal road from this driveway entrance and driveways off Otter Lake Road and Bradshaw Road.

The property is currently zoned Rural (RU) in the Township's Zoning by-law 2006-125 (Consolidated Version May 22, 2026). The interactive Zoning Map Sheets shows Environmental Protection (EP) zoning through the center of the subject property. The property is designated Rural and Resource Area on Schedule A Land Use and Mineral Resource Potential on Schedule C Resources, Hazards and General Overlay Designations of the Township of Seguin Official Plan (Consolidation Version August 14, 2025) (**Appendix 1**). Given the planning and regulatory context and the presence of natural heritage features on and adjacent to the subject property, it is our understanding that an EIS is required to accompany an application for development.

The purpose of this EIS is to delineate and characterize the current extent of natural heritage features and potential significant ecological functions on the subject property. We consider the data collected and assess the potential for the proposed development to result in a negative impact to any such features and functions. Based on the results of this assessment, we identify recommendations and/or requirements for avoidance, mitigation, offsetting, and/or additional authorizations as relevant to meet the intent of applicable planning policies and environmental regulations. Considering the scope outlined above, RiverStone submits this report in fulfillment of the requirements under the Township's Official Plan (2025).

2 APPROACH AND METHODS

The general approach used to complete this scoped EIS involved the following:

1. Identify a study area in which to focus assessment efforts.
2. Assemble and review background biophysical information for the subject property and adjacent lands, to become familiar with any identified significant natural heritage features (SNHF) and records of species at risk (SAR) prior to the site investigation.
3. Conduct a site investigation to field-verify the presence or absence of SNHFs, confirm the biophysical features and functions identified during background information gathering, and to collect additional field data (e.g., habitat information, etc.) that will assist with completing the report.
4. Determine the potential for negative impacts associated with implementation of the proposed development and provide recommendations on how identified negative impacts can be mitigated via avoidance, minimization, and/or compensation measures (as necessary).

5. Provide an assessment of consistency and conformity of the proposed development plan with applicable municipal, provincial, and federal environmental policies.

2.1 Identification of Study Area

The primary focus of this assessment is the subject property. As such, the study area for this EIS includes the limits of the subject property as shown on **Figure 1**. The study area also incorporates a minimum 120 m radius around the property. This is intended to ensure appropriate consideration for natural heritage features and functions on adjacent lands, consistent with direction in the Natural Heritage Reference Manual (NHRM) under the Provincial Planning Statement (PPS).

2.2 Information Sources Used to Assess Site Conditions

Background biophysical information pertaining to the subject property and adjacent lands was collected from a variety of sources. These include:

- **Scoped Environmental Impact Study, Tsai Property, Township of Seguin, December 2019** by RiverStone Environmental Solutions Inc.
- **Township of Seguin Official Plan** (Consolidation Version: August 14, 2025) for natural features mapping including:
    - Schedule A Land Use
    - Schedule C Resources, Hazards and General Overlay Designations
- **Township of Seguin Zoning By-law 2006-125** (Consolidation Version: May 22, 2026)
- **MNRF Natural Areas Mapping and NHIC database** regarding information on occurrences of SAR, provincially tracked species, and natural heritage features near the subject property (squares: 17NL8115, 17NL8215, 17NL8214) accessed November 21, 2025, at: https://www.lioapplications.lrc.gov.on.ca/Natural_Heritage/index.html?viewer=Natural_Heritage.Natural_Heritage&locale=en-CA
- **Ontario Reptile and Amphibian Atlas, Ontario Nature** database regarding records of reptiles and amphibians that have been observed within the vicinity of the subject property (square: 17NL81, accessed November 21, 2025, at: https://www.ontarioinsects.org/herp/index.html?Sort=47&area2=squaresCounties&records=all&myZoom=8&Lat=41.34&Long=-82.22
- **Ontario Butterfly Atlas, Toronto Entomologists' Association** database regarding records of butterflies that have been observed within the vicinity of the subject property (squares: 17NL81, accessed November 21, 2025, at: https://www.ontarioinsects.org/atlas/
- **Ontario Moth Atlas, Toronto Entomologists' Association** database regarding records of butterflies that have been observed within the vicinity of the subject property (squares: 17NL81, accessed November 21, 2025, at: https://www.ontarioinsects.org/moth/
- **Bumble Bee Watch** database regarding records of bees that have been observed within the vicinity of the subject property, accessed November 21, 2025, at: https://www.bumblebeewatch.org/maps/?type=1-2&project=&user=&status=2&month=&year=&sex=&species=&county=&state=&page=1
- **Ontario Breeding Bird Atlas (OBBA) database and the Atlas of the Breeding Birds of Ontario, 2001-2005** (Cadman et al. 2007) regarding birds that were documented to be breeding near the

subject property between 2001-2005 (squares: 17TNL81, at: https://www.birdscanada.org/birdmon/onatlas/findsquare.jsp)

- **Government of Canada Aquatic Species at Risk Map** regarding fisheries records within the vicinity of the subject property, accessed November 21, 2025, at https://www.dfo-mpo.gc.ca/species-especes/sara-lep/map-carte/index-eng.html
- **Aquatic Resource Line Segment database** regarding fisheries records within the vicinity of the subject property, accessed November 21, 2025, at https://geohub.lio.gov.on.ca/datasets/lio::aquatic-resource-area-line-segment/explore?location=47.970763%2C-81.379760%2C4.44
- **iNaturalist Mapping and Online database** regarding citizen science observations documented in the vicinity of the subject property accessed November 21, 2025, at https://inaturalist.ca/observations
- **eBird Online database** regarding citizen science observations documented in the vicinity of the subject property accessed November 21, 2025, at https://ebird.org/hotspots
- **Protected Species in Ontario List** as made under the *Species Conservation Act, 2025*: https://www.ontario.ca/laws/regulation/r26060 (last accessed June 8, 2026)
- **Digital Ontario Base Maps** (OBMs; 1:10,000).
- **On-site investigations** by RiverStone staff (see **Section 2.3**)

2.3 Site Investigation

2.3.1 On-Site Investigations

The background review of biophysical information and previous EIS results informed the scoping of field data collection activities undertaken in 2025. Cumulatively, site investigations were focused on characterizing and delineating biophysical features that are considered relevant under the scope of this EIS, including wetlands and biophysical characteristics of the site as they relate to potential habitat for endangered and threatened species. Overall, the on-site data collection effort was considered appropriate to inform potential constraints to the proposed development plan. The table provided below summarizes the details of field investigations and primary tasks undertaken in support of the EIS.

Table 1. 2025 Site Investigation Summary.

Date	Primary Tasks	Staff	Weather	Time on Site
May 13, 2025	Bat snag assessment, incidental wildlife observations, spring vegetation inventory, incidental watercourse data collection	B. Howe	Air Temperature 25°C; Beaufort Wind 0-1; Cloud Cover 50-60%; Precipitation none	6 hours

May 30, 2025	Breeding bird survey 1, incidental watercourse data collection, deploy bat monitors	B. Howe	Air Temperature 9-11°C; Beaufort Wind 0-2; Cloud Cover 60-100%; Precipitation none	4.25 hours
June 11, 2025	Collect bat monitors, incidental wildlife and vegetation observations	C. Mann	Air Temperature 22°C; Beaufort Wind 0-1; Cloud Cover 0%; Precipitation none	1 hour
July 2, 2025	Breeding bird survey 2, summer vegetation inventory, incidental wildlife observations	C. Mann	Air Temperature 15-24°C; Beaufort Wind 0-1; Cloud Cover 0-5%; Precipitation none	6.5 hours

Evidence for the presence of a species or use of an area was determined from visual and/or auditory observation (e.g., song, call) and observation of nests, tracks, burrows, browse, skins, and scats. Natural features of interest (e.g., SAR habitat, vegetation community boundaries) were delineated in the field with highly accuracy GPS. Features of interest were photographed, and all information collected was catalogued for future reference. Photographs representative of onsite conditions are provided in **Appendix 2**.

2.3.2 Terrain, Drainage, and Soils

Geology is a significant factor in the formation of soil, the physical characteristics of a watershed, and ultimately surface water quality. The bedrock and overlying deposits influence surface runoff and infiltration, directly influencing the nutrient balance of receiving water bodies. Knowledge of the existing terrain in a study area is important in understanding how a property and its associated natural environment will respond to development pressures. The geophysical setting of the property was reviewed using OBMs, soils mapping, and aerial photography, and subsequently verified on-site visually.

2.3.3 Habitat-based Approach

RiverStone's primary approach to site assessment is habitat-based. We first focus on evaluating the potential for significant features and species within an area of interest, prior to undertaking any targeted assessments or surveys. An area is considered potential habitat if it satisfies several criteria, usually specific to a species, but occasionally characteristic of a broader group (*e.g.*, several species of turtles use sandy shorelines for nesting, several species of bats use cavity trees as day roosts and maternity sites, etc.). Physical attributes of a site that can be used to assess habitat function include structural characteristics (e.g., age and composition of forest canopy, water depth), ecological

community (e.g., meadow marsh, rock barren, coldwater stream), and structural connectivity to other habitat features required by a species of interest or indicator species. Species-specific habitat preferences and/or affinities are determined from status reports produced by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC), Cadman et al. (2007b), published and unpublished documents, and direct experience.

2.3.4 Vegetation Communities

2.3.4.1 Ecological Land Classification

The vegetation communities on the subject property were mapped according to the Great Lakes-St. Lawrence (GLSL) Ecosite Fact Sheets (Wester *et al*. 2015), otherwise known as the "Provincial" ELC system. The GLSL Ecosite factsheets represent refinements and a synthesis of several different protocols for describing vegetation communities (primarily forests) within Ecoregions 4 and 5 previously prepared by the Ministry of Natural Resources and Forestry (MNRF) in the 1990's. ELC defines ecological units or "Ecosites" based on a hierarchy of influence involving several physical factors including climate (temperature, precipitation), flooding, disturbance regimes, and substrate (depth, texture, moisture, nutrients). ELC provides a common language to describe vegetation communities, which in turn facilitates the identification of vegetation communities likely to support features or functions of conservation interest.

Each Ecosite code consists of three (3) components. The first component is a 1-digit geographic range code; all Ecosites within the GLSL geographic range begin with the letter "G". The second component is a 3-digit Ecosite number that corresponds to a specific vegetation community. The third component is a 1- or 2-digit vegetation cover modifier indicating whether the dominant vegetation is tall-treed (Tt), low-treed (Tl), shrub (S), not woody (N), or not vegetated (X). For example, "G153N" refers to a rock barren community that is dominated by non-woody vegetation occurring within the Great-Lakes St. Lawrence geographic range.

Plant nomenclature is generally consistent with the Southern Ontario Vascular Plant Species List, Third Edition (Bradley, 2013) except where updates that postdate publication of the list are noted in the Integrated Taxonomic Information System database.

2.3.4.1 Vascular Plant Survey

Vascular plants are typically inventoried during vegetation community classification efforts and other on-site surveys. Additional observations may be recorded incidentally as part of any other field data collection efforts. In this case, surveys were conducted across the spring and summer growing season, allowing for observation of vascular plants during peak growing conditions. RiverStone maintains a working list of observed vascular plant species and collects field samples of unknown species for future verification. A summarized vegetation list is prepared and reviewed to determine if any observed species are identified as having a conservation status that is relevant within the jurisdiction. Conservation status may include a listing as special concern, threatened, or endangered under the provincial ESA and/or a sub-national conservation rank of S1-S3, as administered by the provincial Natural Heritage Information Center (NHIC). A list of plant species observed on site, and their rarity, is provided in **Appendix 3**.

2.3.5 Targeted Wildlife Assessment

Where appropriate, RiverStone explores further species-specific assessments in accordance with applicable standard methods and protocols. Targeted survey efforts may be undertaken due to one or more triggers, such as a specific request from an approval authority, an existing record for a species of interest, or a limitation to a habitat-based assessment (e.g., limited property access). For this study, targeted survey methodologies were employed to support inventory and habitat assessment for multiple species and/or groups, as described below. RiverStone's plan for targeted survey effort was intended to inform a review of potential significant wildlife habitat functions as well as compliance and potential authorizations requirements of the ESA.

2.3.5.1 Breeding Bird Survey

Breeding bird surveys are conducted following general standards of the Ontario Breeding Bird Atlas (OBBA) protocol (Bird Studies Canada et al. 2001). Surveys are conducted at the appropriate time of day (between dawn and 5 hours after dawn), and during appropriate weather conditions (no rain, wind speed ≤ 3 on the Beaufort Wind Scale). The purpose of this exercise is two-fold: to identify the presence of potential threatened/endangered bird species, and/or to identify species which may indicate the presence of significant wildlife habitat (SWH) associated with one or more vegetation communities. The timing, conditions, and other details of RiverStone's breeding bird surveys is provided in **Table 1** and **Appendix 4**. Further discussion on the results of this work is provided in **Section 3.4.1**, with potential additional implications pertaining to development constraints discussed in further sections as appropriate.

2.3.5.2 Bat Maternal Roosting Habitat Surveys and Acoustic Monitoring

Targeted surveys for bats focused on identifying the presence of maternal roosts. Surveys followed the protocols outlined in OMNR (2011). Vegetation mapping using Ecological Land Classification (ELC) was used to identify appropriate ecosites and guide the completion of onsite surveys (Protocol Step 1). Snags/cavity tree surveys were conducted during leaf off conditions within appropriate forest communities using a fixed plot method of sampling. Plots were completed within deciduous forest and swamp communities. Location of plots were scoped based on vegetation mapping prepared during RiverStone's previous EIS of the subject property and are provided on **Figure 2**, with results in **Appendix 5** (Protocol Step 2). Acoustic survey equipment was placed in areas where large or abundant snags were documented (Protocol Step 3). Acoustic equipment was placed at two (2) locations (**Figure 2**). Timing of surveys was selected as it corresponded with the roosting period for maternal colonies as outlined in (COSEWIC 2013) and continued for a period of at least 10 days. Acoustic monitoring was completed between sunset and sunrise each day. Weather conditions were fair throughout the survey period (Protocol Step 4).

2.3.6 Species at Risk – Endangered and Threatened Species

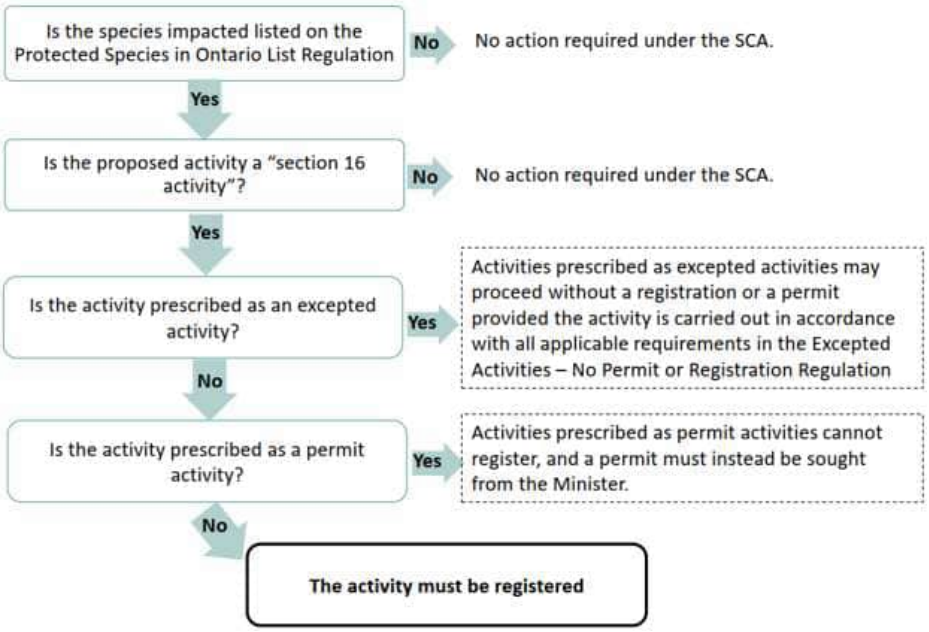
Recently (June 5, 2025), through Bill 5, the *Endangered Species Act* (ESA) was amended to immediately bring into force a number of items related to the protection endangered species. These changes included a new definition of "habitat", the removal of harassment as a basis for protection, and the creation of new legislation called the *Species Conservation Act* (SCA). On March 30, 2026, the SCA came into force, and the ESA was fully repealed along with all regulations. Along with the SCA, five (5) regulations also came into force, as follows;

1. The Protected Species in Ontario List Regulation

2. Registerable Activities Regulation
3. Permit Activities Regulation
4. Excepted Activities – No Permit or Registration Regulation
5. Transitional Matters Regulation

Several key changes are found within the new SCA, including a registration-first approach, permits being required for only a limited number of activities, and removing protection for migratory birds and aquatic species at risk that are already protected under federal legislation (*Species at Risk Act*, *Migratory Birds Convention Act*).

According to this new legislation and associated regulatory framework for species at risk, the process to assess a proposed development/activity for consideration through the SCA, is as follows.



- taken from "Ministry of the Environment, Conservation and Parks, *Species Conservation Act* Implementation, Information Session, April 2026"

Our assessment of the species at risk potentially occurring on the property, our habitat-based assessment of those species and habitat on the property, the potential impact on the species by the proposed activity/development and finally, our assessment of the how the proposed activity/development should be considered within the above regulatory process, is provided in **Appendix 6**, and **Sections 4.2** and **5.2**.

It is noted that the development proposed is directly related to land clearing, grading and construction of residential structures, driveways, and septic systems. These activities would not be considered Excepted Activities according to Regulation 61/26 of the SCA.

2.3.7 Significant Wildlife Habitat

The *Provincial Planning Statement,* (*2024*) protects Significant Wildlife Habitat (SWH) from development and site alteration unless it can be demonstrated that no negative impacts on the feature or its function will occur. As outlined in the *SWH Technical Guide* (OMNR 2000) and supporting *Ecoregion Criteria Schedules* (OMNRF 2015), SWH is composed of four principal components:

1. Seasonal Concentration Areas of Animals;
2. Rare Vegetation Communities or Specialized Habitats;
3. Habitat of Species of Conservation Concern; and
4. Animal Movement Corridors.

The process for identifying SWH is outlined in s. 9.2.3 of the *Natural Heritage Reference Manual* (OMNR 2010). **Step 1** considers the nature of the development application proposed and involves the assembly of background ecological information for the subject property and adjacent lands. If the application triggers a need to protect SWH (*e.g.*, a change in land use that requires approval under the *Planning Act*), a more thorough investigation of potential SWH features on the subject property or adjacent lands must occur. Any confirmed SWH for the subject property and adjacent lands as identified in relevant planning documents or by the MNRF should be noted at this stage ("adjacent" can include proximate parts of the mainland where there could be a connection between features important to a species of concern).

Where a need to protect SWH is triggered, **Step 2** involves undertaking a more thorough analysis of features, functions, and habitats on the subject property *via* ELC (see **Section 3.3**). The list of ELC Ecosite codes generated for the subject property is compared to those codes considered candidate SWH in the relevant Ecoregion Criterion Schedule (*i.e.,* 5E) in **Step 3**. Where a positive match between an ELC Ecosite and candidate SWH exists, the area is considered candidate SWH.

In **Step 4**, two options are available for candidate SWH:

1. the area may be protected without further study, or
2. the area may be evaluated to ascertain whether confirmed SWH is present. Evaluation may involve generating more detailed maps of vegetation cover or conducting surveys of the wildlife population within the candidate SWH including reproductive, feeding, and movement patterns.

If the area is confirmed SWH, the final step in the process (**Step 5**) is the completion of an impact assessment to demonstrate that no negative impacts to the confirmed SWH or its function will occur. The impact assessment process is assisted by SWH Mitigation Support Tool (OMNRF 2014). The results of this assessment are presented below in **Section 4.3** and in **Appendix 7**.

2.4 Impact Assessment and Mitigation

To carry out a rigorous and defensible ecological assessment of potential impacts associated with the proposed development, RiverStone employs the following approach.

1. *Predict* impacts to features and species of conservation interest on the subject property and adjacent lands based on the proposed development plan (from construction to post-completion), including both direct (*e.g.,* vegetation clearance) and indirect (*e.g.*, light pollution, encroachment post-development) impacts.
2. *Evaluate the significance* of predicted impacts to features and species of conservation interest based on their spatial extent, magnitude, timing, frequency, and duration.
3. *Assess the probability or likelihood* that the predicted impacts will occur at the level of significance expected (*e.g.,* high, medium, low probability).

In instances where the potential for negative impacts to features or species of conservation interest exist, ecologically meaningful mitigation measures are offered to avoid, minimize, and/or compensate for such impacts. RiverStone's impact assessment and recommended mitigation measures are provided in **Section 5.**

2.5 Assessment of Conformance with Applicable Environmental Policies

To assess whether the application is consistent or complies with the relevant municipal, provincial, and federal requirements with respect to the natural environment, the following policies (e.g., statutes, regulations, plans, guidance documents, etc.) that may be applicable to the proposed application were considered during both the field investigations and the impact analysis. An assessment of the proposed development's consistency and conformity with these policies is provided in **Section 6.**

- Federal *Migratory Birds Convention Act*, S.C. 1994, c. 22, including:
    - Migratory Birds Regulations.
- *Provincial Planning Statement*, pursuant to the *Planning Act*, 2024:
    - Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (OMNR 2010)
    - Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (MNRF 2015).
- Provincial *Species Conservation Act*, 2025, S.O. 2025, c. 4, Sched. 10, including:
    - O. Reg. 60/26: Protected Species in Ontario List
    - O. Reg. 61/26: Excepted Activities - No Permit or Registration
    - O. Reg. 62/26: Transitional Matters
    - O. Reg. 74/26: Permit Activities
    - O. Reg. 75/26: Registerable Activities
- Township of Seguin Official Plan (Consolidation Version: August 14, 2025)
- Township of Seguin Zoning By-law 2006-125 (Consolidation Version: May 22, 2026)

3 BIOPHYSICAL FEATURES AND FUNCTIONS

3.1 General Site Conditions

The subject property is bound to the north by Carters Landing Road, the east by Otter Lake Road, and the south by Bradshaw Road. At the time of RiverStone's 2025 site investigations the property had been developed with a driveway access point off Otter Lake Road and contained signs of historic logging but was otherwise undisturbed. The property contained several deciduous swamp communities that drained through each other via intermittent watercourses, ultimately entering a meadow marsh community adjacent to Carters Landing Road. The remainder of the subject property was an upland forest community containing vernal pools and areas of exposed bedrock. The surrounding landscape was a mixture of rural residential and undeveloped natural areas. A large unevaluated wetland is present to the south of the property on the opposite side of Bradshaw Road.

Existing vegetation communities and natural features are identified on **Figure 2**. Representative photographs taken during the site investigation are provided in **Appendix 2**.

3.2 Terrain, Drainage, and Soils

The subject property is located on the border between Ecodistricts 5E-8 (Huntsville) and 5E-7 (Georgian Bay), although most of the property is within 5E-8. This ecodistrict is comprised of bedrock exposures (primarily orthogneisses and migmatites) complexed with a veneer of glacially-derived sandy substrate (Henson and Brodribb, 2005). Differential erosion of the bedrock since the Grenville Orogeny over one billion years ago has generated a landscape of gently to steeply sloping ridges. Ecodistrict 5E-7 extends approximately 20 km inland along the Georgian Bay shoreline. Soils in this ecodistrict are the result of glacial Lake Algonquin, which submerged the aera. Morainal deposits and organic matter are intermixed with areas of exposed bedrock where wave action and fluctuating glacial lake levels washed away most of the surface material. The Grenville Front Tectonic Zone passes through Ecodistrict 5E-7 from the Lake Huron shoreline to Quebec and has created a series of straight narrow valleys that influence regional drainage and topography.

The subject property is more consistent with the rolling landscape and soils of Ecodistrict 5E-8. Soils are predominantly sandy loam, although organic deposits have formed within the wetland communities. Soil depth is also variable, with some small areas of exposed bedrock and deeper soils within depressions in the landscape.

RiverStone observed one (1) intermittent and five (5) ephemeral watercourses linking the wetland communities on the subject property. An ephemeral watercourse (Watercourse 1) enters the property from the south, draining the ditch along Bradshaw Road into the southernmost swamp. This swamp is connected to the central swamp by a short ephemeral watercourse (Watercourse 2). The central swamp then drains into the northcentral swamp via a third ephemeral watercourse (Watercourse 3), which is drained by the intermittent watercourse (Watercourse 5) into the meadow marsh adjacent to Carters Landing Road. Another ephemeral watercourse connects the swamp in the northeast property corner with the meadow marsh (Watercourse 6). The final ephemeral watercourse (Watercourse 4) flows through the ruts of a historic logging road and directs overland flow into a lower part of the landscape, where the watercourse sinks into the ground and disappears (**Figure 2**). Vernal pools containing salamander eggs were also observed in swamp habitat during spring site investigations.

3.3 Vegetation Conditions

Vegetation communities observed during the 2025 site investigations are consistent with those observed during 2019. Ecological communities were characterized and delineated through a combination of field investigations and aerial photography analysis; these communities are described below and mapped on **Figure 2**. Each description includes a list of representative plant species within each community. Black Ash (*Fraxinus nigra*), an endangered species, was observed on the subject property and is discussed further in **Section 4.2.1**. All other species observed within the study area are considered common locally and provincially.

3.3.1 Terrestrial Vegetation Communities

3.3.1.1 G058Tt Dry to Fresh, Coarse: Maple Hardwood

Most of the subject property is upland forest dominated by Sugar Maple (*Acer saccharum*) with Eastern Hemlock (*Tsuga canadensis*) along the edge of the treed swamp communities. The canopy and understory are diverse, including hydrophytic species in and around vernal pools. Other tree species include White Birch (*Betula papyrifera var. papyrifera*), Black Cherry (*Prunus serotina*), Striped Maple (*Acer pensylvanicum*), American Beech (*Fagus grandifolia*), Northern Red Oak (*Quercus rubra*

var. rubra), Red Maple (*Acer rubrum*), Yellow Birch (*Betula alleghaniensis*), Balsam Poplar (*Populus balsamifera*), Ironwood (*Ostrya virginiana*), White Oak (*Quercus alba*), Balsam Fir (*Abies balsamea*), American Elm (*Ulmus americana*), Eastern White Pine (*Pinus strobus*), White Ash (*Fraxinus americana*), Mountain Maple (*Acer spicatum*), Bigtooth Aspen (*Populus grandidentata*), American Basswood (*Tilia americana*), and Bur Oak (*Quercus macrocarpa*). Groundcover includes Hobblebush (*Viburnum lantanoides*), Canada Mayflower (*Maianthemum canadense*), Red Trillium (*Trillium erectum*), White Trillium (*Trillium grandiflorum*), Marginal Wood Fern (*Dryopteris marginalis*), Bunchberry (*Cornus canadensis*), Northern Starflower (*Trientalis borealis*), American Shinleaf (*Pyrola elliptica*), Early Meadow-rue (*Thalictrum dioicum*), Solomon's Plume (*Maianthemum racemosum*), Rattlesnakeroot species (*Prenanthes sp.*), American Fly Honeysuckle (*Lonicera canadensis*), Northern Bush Honeysuckle (*Diervilla lonicera*), Trout Lily (*Erythronium americanum*), Spinulose Wood Fern (*Dryopteris carthusiana*), Interrupted Clubmoss (*Lycopodium annotinum*), Northern Lady Fern (*Athyrium filix-femina var. angustum*), Drooping Woodland Sedge (*Carex arctata*), Wild Leek (*Allium tricoccum var. tricoccum*), Rose Twistedstalk (*Streptopus lanceolatus*), Jack-in-the-pulpit (*Arisaema triphyllum*), Dwarf Ginseng (*Panax trifolius*), Prickly Tree Clubmoss (*Dendrolycopodium dendroideum*), Ground Cedar (*Diphasiastrum complanatum*), Wild Sarsaparilla (*Aralia nudicaulis*), Hairy Solomon's-seal (*Polygonatum pubescens*), Canada Violet (*Viola canadensis*), White Bog Violet (*Viola lanceolata*), Blackberry species (*Rubus sp.*), Blueberry species (*Vaccinium sp.*), Wild Columbine (*Aquilegia canadensis*), Large-leaf Wood Aster (*Eurybia macrophylla*), Woodland Strawberry (*Fragaria vesca*), White Meadowsweet (*Spiraea alba*), Small White Violet (*Viola macloskeyi*), Virginia Strawberry (*Fragaria virginiana*), Sensitive Fern (*Onoclea sensibilis*), Raspberry (*Rubus idaeus*), Fragrant Bedstraw (*Galium triflorum*), Common Yarrow (*Achillea millefolium*), Bracken Fern (*Pteridium aquilinum*), Herb Robert (*Geranium robertianum*), Dutchman's Breeches (*Dicentra cucullaria*), Virginia Springbeauty (*Claytonia virginica*), Painted Trillium (*Trillium undulatum*), Pink Lady's-slipper (*Cypripedium acaule*), Indian Cucumberroot (*Medeola virginiana*), Bluebead Lily (*Clintonia borealis*), Threeleaf Goldthread (*Coptis trifolia*), Christmas Fern (*Polystichum acrostichoides*), New York Fern (*Thelypteris noveboracensis*), Greater Bladder Sedge (*Carex intumescens*), Beaked Hazel (*Corylus cornuta*), and Bearded Shorthusk (*Brachyelytrum erectum*).

3.3.2 Wetland Vegetation Communities

3.3.2.1 G130Tt Intolerant Hardwood Swamp

Swamps on the subject property are dominated by deciduous species with some associated conifers. The dominant species is Red Maple, with associated Black Ash (*Fraxinus nigra*), Eastern White Cedar (*Thuja occidentalis*), Eastern Hemlock, Green Ash (*Fraxinus pennsylvanica*), Yellow Birch, Black Spruce (*Picea mariana*), and Balsam Fir. Groundcover includes Sensitive Fern, Canada Mayflower, Ostrich Fern (*Matteuccia struthiopteris*), Northern Starflower, Horsetail species (*Equisetum sp.*), Sphagnum species (*Sphagnum sp.*), Northern Wild Raisin (*Viburnum nudum*), Dwarf Raspberry (*Rubus pubescens*), Threeleaf Goldthread, Creeping Snowberry (*Gaultheria hispidula*), Northern Bugleweed (*Lycopus uniflorus*), Eastern Teaberry (*Gaultheria procumbens*), Swamp Dewberry (*Rubus hispidus*), Spotted Jewelweed (*Impatiens capensis*), Fringed Sedge (*Carex crinita*), Woodland Horsetail (*Equisetum sylvaticum*), Winterberry Holly (*Ilex verticillata*), Canada Bluejoint (*Calamagrostis canadensis*), and Mountain Holly (*Ilex mucronata*).

3.3.2.2 G144N Organic Meadow Marsh

A cattail dominated marsh is present in the northwestern corner of the subject property, adjacent to Carters Landing Road. Species in this community include Broadleaf Cattail (*Typha latifolia*), Sweetgale (*Myrica gale*), Blue Flag Iris (*Iris versicolor*), Canada Bluejoint, Sensitive Fern, Cinnamon Fern (*Osmundastrum cinnamomeum*), Royal Fern (*Osmunda regalis var. spectabilis*), Wild Calla (*Calla palustris*), Gray Dogwood (*Cornus racemosa*), Northern Wild Raisin, Spotted Jewelweed, Interrupted Fern (*Osmunda claytoniana*), Fringed Sedge, White Meadowsweet, Marsh St.John'swort (*Hypericum virginicum*), Northern Bugleweed, Swamp Candles (*Lysimachia terrestris*), White Water Lily (*Nymphaea odorata*), and Watershield (*Brasenia schreberi*).

3.4 Wildlife Habitat Summary

Based on our observations, we expect that the subject property has the potential to support habitat for various species of wildlife that are typical to the Canadian Shield landscape. We would expect occurrences for general mammalian species, including White-tailed Deer (*Odocoileus virginianus*), Coyote (*Canis latrans*), Raccoon (*Procyon lotor lotor*), Grey Squirrel (*Sciurus carolinensis*), etc. RiverStone observed White-tailed Deer, Gray Squirrel, Eastern Chipmunk (*Tamias striatus*), American Red Squirrel (*Tamiasciurus hudsonicus*), Spring Peeper (*Pseudacris crucifer*), and Pickerel Frog (*Lithobates palustris*) during site investigations. In addition to the bird species observed during breeding bird surveys (**Appendix 4**), RiverStone also incidentally observed Turkey Vulture (*Cathartes aura*), Ruffed Grouse (*Bonasa umbellus*), and Myrtle Warbler (Yellow-rumped Warbler sub-species) (*Setophaga coronata sp. coronata*).

3.4.1 Breeding Bird Surveys

Breeding bird surveys based on the OBBA were undertaken on May 30 and July 2, 2025. The full results of these surveys are provided in **Appendix 4**. A total of forty-one (41) bird species were recorded during the breeding bird surveys. The assemblage and abundance of birds recorded during the OBBA surveys generally reflects the prevailing structure and composition of on-site vegetation communities. Bird species that breed and forage in deciduous forests were encountered at stations situated within and adjacent to this habitat, including Eastern Wood-pewee (*Contopus virens*), Red-eyed Vireo (*Vireo olivaceus*), Black-throated Green Warbler (*Setophaga virens*), and Ovenbird (*Seiurus aurocapilla*). One (1) endangered bird species, Chimney Swift (*Chaetura pelagica*) was observed foraging over the subject property and is discussed further in **Section 4.2.3**. Two (2) special concern bird species, Eastern Wood-pewee and Wood Thrush (*Hylocichla mustelina*), were observed on the subject property and are discussed further within the context of significant wildlife habitat in **Section 4.3**.

3.4.2 Bat Acoustic Monitoring

RiverStone completed snag/cavity tree surveys on May 13, 2025, according to the protocols in OMNR (2011). These surveys were used to calculate the density of bat roosting habitat per hectare and to guide the locations of bat acoustic monitoring surveys. The location of snag/cavity surveys and bat acoustic monitoring are shown on **Figure 2**, with data from the snag/cavity surveys provided in **Appendix 5**. Snag density throughout the property is low, with an average of 5.7 snags/ha in swamp habitat and 1.02 snags/ha in upland forest. The Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E considers treed habitats to be candidate significant wildlife habitat when there are more than 10 snags/ha. Habitat on the subject property does not meet this requirement, and RiverStone considers it unlikely that maternity colonies are present.

Although maternity colony significant wildlife habitat is not present, RiverStone completed acoustic monitoring at two (2) locations within the subject property between May 30 and June 11, 2025, to determine if bats, including species at risk bats, were present. This timeframe was used to ensure that that survey contained ten (10) nights of suitable conditions to detect bats. The acoustic detectors were deployed in areas that would capture bat activity within forested habitat on the subject property, targeting areas with a high density of snags. Unfortunately, due to technical issues, data was not collected by the monitor at Bat 2 (**Figure 2**). Based on the density of snags and results of the monitor at Bat 1, RiverStone would expect similarly low numbers of bats in this location.

The equipment deployed is from Wildlife Acoustics and is known as the Song Meter SM4BAT FS Ultrasonic Recorder. The unit is programmed to record from sunset to sunrise with an internal clock set for accuracy. A minimum trigger frequency of 14 kHz was chosen to include the full range of all species of bats found in Ontario. When the ultrasonic recorder is triggered by a sound with the appropriate frequency and duration, a recording is saved. Each recording is a series of pulses which represent a bat echolocating. The pulse series is called a bat pass. The bat passes provide valuable information with respect to which species are present, and the relative abundance present. However, the recorder cannot count individual bats, only the number of bat passes. The recordings were analyzed with Wildlife Acoustics Kaleidoscope Pro software. Results of the data collection determined that the overall abundance of bats using the subject property was low (**Table 2**).

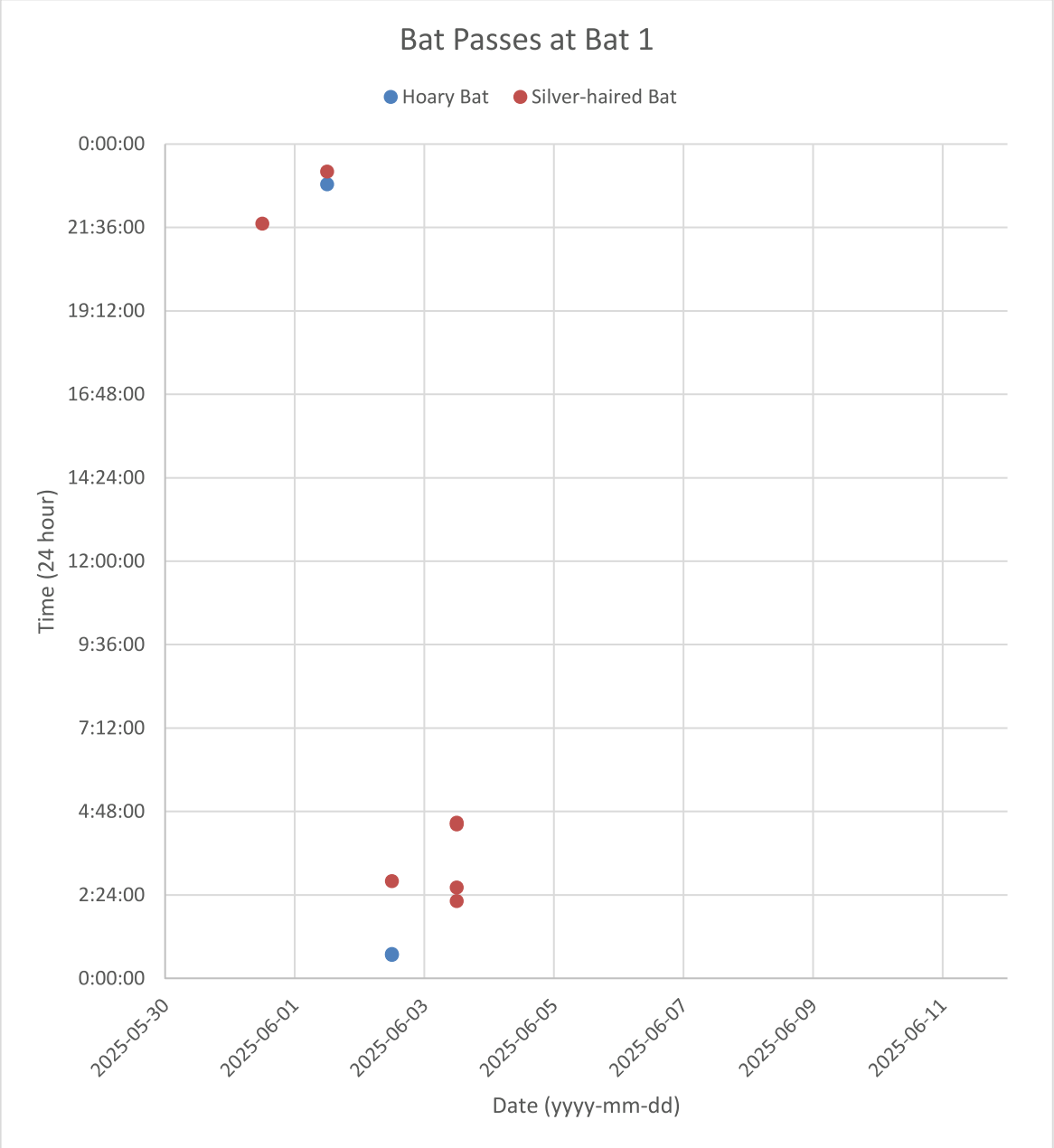
Table 2. Summary of acoustic survey results for bats in 2025. See **Figure 2** for the location of survey stations. Species in **Bold** are endangered. Species in *Italics* are indicators of significant wildlife habitat.

Survey Station	Start Date	Start Sunset Time (24 hour)	End Date	End Sunset Time (24 hour)	Species Detection (# passes)
Bat 1	May 30	20:59	June 11	21:08	**Hoary Bat (3)** ***Silver-haired Bat (7)***

The timing of bat passes can be used to determine the distance to a roost and other bat behavior. For instance, early evening passes suggest that a roost is nearby, while passes during the middle of the night represent foraging behavior. Passes during the first 90 minutes after sunset represent bats leaving a roost.

The low number of bats detected, and short period of detection suggests that bats are not routinely present within the subject property. Survey results do not indicate that a maternity roost is present and are likely representative of a few individual bats foraging on the local landscape. However, both species observed are endangered and are discussed further in **Section 4.2.2**.

Plot 1. Bat passes at Bat 1



4 NATURAL HERITAGE/HYDROLOGIC FEATURE ASSESSMENT

Based on the biophysical information collected during background information gathering, and the summarized existing conditions of the subject property as described above, **Table 3** below identifies all natural heritage features (NHFs) that are present (or potentially present) within the study area. RiverStone's rationale for identifying such features is provided in the sections that follow.

Table 3. Summary of the Assessment of Natural Heritage Features included in the scope of work and identified within the Study Area.

Natural Heritage Features	Presence/Absence within the Study Area
Wetlands and Watercourses	*Present.* See **Section 4.1**
Habitat of Endangered and Threatened Species	*Present*. See **Section 4.2**
Significant Wildlife Habitat	*Present.* See **Section 4.3**

Shaded rows denote NHF that are present or have the potential to be present within the study area.

4.1 Wetlands and Watercourses.

Several treed swamps and a meadow marsh community are present on the subject property, and additional wetlands are present on adjacent lands. Six (6) short watercourses were observed on the subject property during RiverStone's site investigations. Further discussion of these features is provided in **Section 5.1**.

4.2 Habitat of Endangered and Threatened Species

To assess the potential presence of individuals and/or habitat for endangered and threatened species within the study area, RiverStone staff conducted the following:

- Review of the list of species designated as endangered and threatened in Ontario, as per the Protected Species in Ontario List (O. Reg. 60/26), located here: https://www.ontario.ca/laws/regulation/r26060. In our experience, the potential presence of most provincially endangered and/or threatened species can be ruled out based on their limited geographical ranges in the province and/or a lack of specific habitat conditions which they require to carry out key life processes.
- Review of the NHIC database for existing records of element occurrences for endangered or threatened species (data squares 17NL8115, 17NL8215, 17NL8214 and adjacent squares). Databases of OBBA, and ORAA were also reviewed as of November 2025.
- On-site investigation undertaken in 2025, during which vegetation conditions were characterized for detailed habitat-based assessment.

Information from the above assessment process was used to inform a site-specific screening for species at risk, contained in **Appendix 6**. Through this twenty-one (21) species were identified that have the potential to be present or use vegetation communities on the subject property or on adjacent lands based on existing records and species range maps. This list of species was reduced to six (6) species that had the potential to be present on the subject property based on habitat availability.

Black Ash is present within treed swamps on the subject property. Hoary Bat and Silver-haired Bat were detected during acoustic monitoring of the subject property. Chimney Swift was observed during breeding bird surveys. Eastern Hog-nosed Snake (*Heterodon platirhinos*) may be present within upland forest on the subject property, and Massasauga (*Sistrurus catenatus*) may be present within upland forest and wetland habitat. These species are discussed below. Where relevant, potential development-related impacts to these species are discussed further in **Section 5.2**.

4.2.1 Black Ash (*Fraxinus nigra*) – Endangered

Black Ash were observed within the G130Tt Intolerant Hardwood Swamp vegetation communities on the subject property. Protection for Black Ash is only enforced in the municipalities listed in Schedule 1 of O. Reg. 61/26: Excepted Activities – No Permit or Registration. The Township of Seguin is not on the list, so protection of Black Ash is not enforced. This species will also be protected by recommendations to protect wetland habitat. Further discussion is not provided.

4.2.2 Hoary Bat (*Lasiurus cinereus*) and Silver-haired Bat (*Lasionycteris noctivagans*) – Endangered

Bats are highly mobile; however, individuals and groups of the noted bat species are also recognized as having some degree of fidelity to suitable local sites for daily and seasonal 'roosting' activities. While some species (*i.e.*, *Myotis lucifugus*) exhibit a preference for roosting in anthropogenic structures, natural roosting sites are also important. Natural roosting sites are generally associated with mature forests containing a sufficient density of large trees in various stages of decay, otherwise known as snags. Snags provide features such as cavities and/or loose bark, on which some bat species rely for shelter and thermoregulation throughout the active season.

Appropriate habitat containing snag and cavity trees is extensive within the subject property and local landscape. Acoustic monitoring of the subject property detected two endangered at species in low numbers within the upland forest. The low number of bat passes likely represents a handful of individual bats moving through the area while foraging and does not indicate consistent use of the subject property by endangered bat species. The proposed development will not significantly reduce the amount of foraging habitat for endangered bats and negative impacts to these species are not anticipated. Further discussion is provided in **Section 5.2.1**.

4.2.3 Chimney Swift (*Chaetura pelagica*) – Threatened

Chimney Swifts are aerial insectivores that feed on emergent aquatic insects. Historically, roosts would be within large hollow trees or sheltered cliffs, but roosting/nesting in Ontario now mainly occurs within human-made structures (COSSARO, 2020). Neither appropriate natural features or anthropogenic structures for roosting are present on the subject property, so it is likely that Chimney Swift only utilize the subject property for foraging. This is consistent with the behavior observed during RiverStone's breeding bird surveys.

Foraging habitat is not limited within the local landscape, and the availability of this habitat will not be negatively impacted by the proposed development. Further discussion is not provided.

4.2.4 Eastern Hog-nosed Snake (*Heterodon platirhinos*) – Threatened

The Eastern Hog-nosed Snake specializes in hunting and eating toads and usually only occurs where toads can be found. They prefer sandy, well-drained habitats such as beaches and dry forests where they can lay their eggs and hibernate. Eastern Hog-nosed Snakes are a highly mobile species and somewhat generalist with respect to habitat preferences. They use large areas to carry out life processes such as foraging, thermoregulation, mating, and dispersal. These habitat areas can include a mosaic of open natural areas such as woods, brushland, meadow, forest, forest edge, rock barrens, and sandy areas. The most significant threats to Eastern Hog-nosed Snake are habitat loss, fragmentation, and road mortality (Kraus, 2011).

There are seven (7) records of Eastern Hog-nosed Snakes in the 10km^2 Herp Atlas square containing the subject property and one (1) iNaturalist record 0.81 km from the property boundary. This species is known for being highly cryptic and difficult to observe (Kraus, 2011). RiverStone did not observe Eastern Hog-nosed Snake during site investigations, but that does not confirm their absence.

No Eastern Hog-nosed Snake habitat protected under the SCA (e.g. hibernation and breeding habitat) was observed. However, general movement habitat is present throughout the property and foraging habitat is present within the wetlands. There is potential for individual snakes to be encountered during development activities as they move and forage within the subject property. Further discussion is provided in **Section 5.2.1**.

4.2.5 Massasauga (*Sistrurus catenatus*) – Threatened

Massasaugas are opportunistic predators that ambush prey from cover. Individuals in the Georgian Bay population have a home range of approximately 1.1 to 1.2 km, where they use open and semi-open habitats that provide basking habitat and small mammal prey. These habitats are sparse forests, forest clearings and edges, fields, meadows, wetlands, alvars, shorelines, and rock barrens. Their preferred habitat is forest edges, as they provide a range of temperatures (OMNRF, 2016).

The 10km^2 Herp Atlas square containing the subject property has thirteen (13) records of Massasauga, and the property immediately west of the subject property has a Massasauga record in iNaturalist. However, the subject property does not contain features that would provide habitat that is protected under the SCA (e.g., hibernation and gestation habitat) or habitat where individuals may be encountered during basking or hunting. Further discussion is not provided.

4.3 Significant Wildlife Habitat

Significant wildlife habitat (SWH) represents a range of habitat features that are recognized as providing specialized or otherwise important functions for various forms of wildlife. Designation of confirmed SWH is ultimately the responsibility of the relevant planning authority, and it is our understanding that no specific SWH designations have been applied to the study area. Notwithstanding, candidate SWH can be identified on a site-specific basis, often triggered through a proposed change in land use or a large-scale development application. As per guidance provided in Section 9.3.2 of the provincial Natural Heritage Reference Manual, the current application for severance and development of the subject property represents a recommended trigger for a site-specific SWH assessment (*i.e.*, severance of more than three lots, subdivision, or change in land use). We provide a standardized review of SWH features and functions to ensure that the application includes appropriate consideration for local planning policies pertaining to wildlife habitat functions.

To ensure due diligence in this regard, RiverStone has reviewed applicable technical guidance for the identification of specific SWH features and functions as contained in the SWH Criteria Schedules for Ecoregion 5E (MNRF 2015). A preliminary assessment of the criteria schedules is contained within **Appendix 7**. As discussed in **Appendix 7**, the results of RiverStone's site investigation and background review indicate that the following SWH features/functions have the potential to occur within the subject property and adjacent lands. An impact assessment is provided for potential SWH features in **Section 5.3**.

- Specialized Habitats for Wildlife
    - Amphibian Breeding Habitat (Woodland and Wetlands)

- Habitats of Species of Conservation Concern
    - Eastern Wood-pewee (*Contopus virens*)
    - Wood Thrush (*Hylocichla mustelina*)
- Animal Movement Corridors
    - Amphibian Movement Corridors

5 IMPACT ASSESSMENT AND RECOMMENDATIONS

The development plan proposed for the subject property is a severance to create eleven (11) lots, with the lots being developed with dwellings and associated amenities (**Figure 3**; **Appendix 8**). The area of study considered in this report is composed of the subject property and adjacent lands (lands within 120 m, **Figure 1**).

RiverStone's impact assessment below is intended to inform a review of the proposal by the appropriate approval authority. Our assessment is based on a review of existing conditions at the time of site investigation, as illustrated on **Figure 2** and in the photographic record contained in **Appendix 2**. The primary purpose of this report is to assess impacts and support impact mitigation for all features that receive protections under applicable environmental planning policies and regulations that were to be included in this scope of work. The potential for negative impacts on identified NHF is discussed in the sections below, and several recommendations are listed to support a scenario that minimizes the potential for impacts. In assessing and identifying potential negative impacts through a development process, it is important to highlight how the PPS defines negative impacts, *i.e.*:

> "*…degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.*"

Importantly, as stated in Section 13.2 of the Natural Heritage Reference Manual (for Natural Heritage Policies of the PPS):

> *The PPS definition for "negative impacts" does not state that all impacts are negative, nor does it preclude the use of mitigation to prevent, modify or alleviate the impacts to the significant natural heritage feature or area*".

RiverStone's impact assessment is intended to be reflective of the above guidance, with consideration for the integrity and function of each feature, and in acknowledgement that not all development and site alteration represents a negative impact. RiverStone's property boundaries provided on figures are based on information provided by the proponent and should not be considered survey grade (*i.e.*, for reference purpose only).

5.1 Wetlands and Watercourses

The subject property contains several watercourses and wetlands, with additional wetlands being present on adjacent lands. In general, development and/or site alteration activities that occur in proximity to aquatic features such as shorelines, watercourses, and wetlands have the potential to cause negative impacts via the following pathways:

- Alterations of surface water and/or groundwater contributions that may result from;

  - Construction staging (e.g. dewatering, etc.);
  - Increased post-construction coverage of impervious surfaces (e.g., roads, roofs, etc.); and,
  - Permanent modifications to existing topography or drainage.
- Increased sediment and/or nutrient loadings to features via runoff exiting the development area from construction to post-completion of the project. This may adversely affect water quality via increased turbidity, nutrient enrichment, contamination by toxic substances, changes in pH, etc.;
- Direct loss of habitat through feature encroachment or other alterations; and,
- Increased human activity/encroachment post construction, which may result in increased soil compaction, dumping, vandalism, or other disturbances.

As stated in RiverStone's 2019 assessment of the subject property, the proposed severance and development have the potential to negatively impact wetlands and watercourses on the subject property. However, the impacts listed above can be appropriately mitigated through development setbacks. RiverStone recommends:

- **Development and site alteration must not occur within 30 m of the wetland boundary, as shown on Figure 3.**
- **Development and site alteration must not occur within 15 m of the watercourses, as shown on Figure 3.**
- **The proposed driveway should utilize the existing watercourse crossing.**
- **Existing vegetation within the setbacks must be maintained in a natural, self-sustaining state to provide a vegetated buffer adjacent to this feature. Trees will not be cut within the buffer unless they are a safety hazard (assessed by a certified arborist) and debris from land clearing or materials to be used in construction will not be placed within the buffer.**
- **Implement sediment and erosion control measures as per applicable best management practices to isolate development envelopes, generally including the following measures:**
  - **Sediment fencing must be constructed of heavy material and solid posts and be properly installed (trenched in) to maintain its integrity during inclement weather events.**
  - **Additional sediment fencing and appropriate control measures must be available on site so that any breach can be immediately repaired.**
  - **Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e., propre installations is not the only action necessary to satisfy the mitigation requirements).**

- **Removal of non-biodegradable erosion and sediment control materials should occur once construction is complete and the site is stabilized.**

- **Temporary storage of aggregate materials should be located no less than 30 m from the wetland boundary and 15 m from all watercourses. Storage locations must be in areas of low slopes.**

- **All aggregate material on site is to be contained by two layers of heavy-duty sediment fencing.**

- **Offloading of construction materials and aggregate should be completed during fair weather.**

The Ontario Building Code requires a vertical separation of 0.9 m between the leaching bed and high mark of the groundwater table, bedrock, or soil with a percolation rate greater than 50 cm/min. When adequate depth cannot be achieved with native soils, importation of soils to construct a raised system is necessary. The depth to bedrock is variable across the subject property, and development in some locations may required imported soils. Therefore, RiverStone recommends:

- **The final location, design, and installation of any septic system must be completed by a licensed installer.**

5.2 Habitat of Endangered and Threatened Species

As per Section 15 of the SCA, no person shall engage in an activity that results or is likely to result in a species no longer living in the wild in Ontario. Additionally, Section 16 of the SCA protects individuals of endangered and threatened species, prohibiting individuals from being killed, harmed, captured, or taken and damage or destruction of their habitat without an appropriate registration or permit. In many (but not all) cases, mitigation planning is sufficient to ensure that development can occur in a manner that is consistent with the above provisions.

Under the SCA, the activities proposed by a development are assessed against whether the activities are excepted (no registration or permit required), permitted (requires a permit) or registerable. We have reviewed the species that do occur, or potentially occur, on the property, as well as their habitats and provide the following commentary on each in regard to potential impacts, as determined through our screening provided in **Appendix 6**.

5.2.1 Hoary Bat (*Lasiurus cinereus*), Silver-haired Bat (*Lasionycteris noctivagans*)

The above-noted bat species are designated as endangered per O. Reg. 60/26 under the SCA. Hoary Bats utilize supercanopy trees and their branches as roosting sites (COSSARO, 2024; COSSARO, 2025). Silver-haired Bats utilize clumps of dead vegetation and peeling tree bark for the same purposes. Individuals (i.e., non-reproductive females and males) of bat species may roost in smaller diameter trees and other spaces (e.g., beneath house siding, etc.) that are not typically occupied by maternity colonies (Humphrey et al. 2019; COSSARO, 2023).

Mature trees with cavities, peeling bark, and clumps of dead vegetation on the subject property may provide roosting habitat for individual endangered bats. The proposed development will involve some clearing of forest habitat on the subject property. Current direction from MECP, when proposing the removal of endangered bat habitat, is the submission of a letter to MECP describing the proposed

activity and impacts. Recommendations for avoidance and mitigation will be provided at the discretion of MECP. These recommendations may include the previously provided direction of tree removal timing windows, as described below:

- **Tree removals should be minimized and only occur in the areas required for development. Clearing for development should not exceed 0.75 ha on individual lots.**
- **Any tree removals required to accommodate the proposed development must take place outside of the active season for endangered bats, i.e., April 1 – Nov 30.**
- **If tree clearing must occur within the above-noted timing window, additional studies may need to be completed to confirm the presence or absence of SAR bats. These studies can include snag tree surveys and acoustic monitoring of the area where trees will be removed, by a qualified professional. If SAR bats may be impacted by the development proposal, the MECP should be contacted to determine if a permit would be required to proceed.**
- **Any lighting incorporated into the final building designs should be directed downwards and away from the open areas.**
- **We have evaluated the species at risk and their habitats through the SCA and associated Regulations, and have determined that impacts to individuals and their habitats have been avoided through the development plan. As a result, the development proposal has not triggered any registerable activities. This is based on the application of the recommendations provided herein.**

5.2.2 Eastern Hog-nosed Snake (*Heterodon platirhinos*) – Threatened

Individual Eastern Hog-nosed Snakes have the potential to be encountered during development activities. To protect individual snakes, RiverStone recommends:

- **Removal of vegetation should be completed outside of the active season for Eastern Hog-nosed Snake (i.e., occur between November 1 and April 15).**
- **Site alteration areas must be isolated by sediment and erosion control fencing prior to the commencement of activities. Fencing is to be a minimum of 1 m in height and is to be trenched in to minimize the potential for Eastern Hog-nosed Snakes to burrow under the barrier.**
- **Should an Eastern Hog-nosed Snake be encountered during development, MECP should be contacted immediately to obtain direction on how to proceed.**

5.3 Significant Wildlife Habitat

RiverStone completed an assessment of SWH features within the study area in accordance with the Ecoregion 5E Criteria Schedules (OMNRF 2015). The assessment used a habitat-based approach. Based on the results of RiverStone's SWH assessment (**Appendix 5**) the following SWH features were identified.

5.3.1 Specialized Habitats for Wildlife

5.3.1.1 Amphibian Breeding Habitat (Woodland and Wetland)

The subject property contains candidate Amphibian Breeding Habitat. Additional studies would be required to confirm if this habitat is present or absent. In lieu of these studies, RiverStone employs the precautionary principle and recommends protection of candidate significant wildlife habitat.

RiverStone observed frog eggs of an unknown species in two vernal pools in the southern end of the subject property. According to the Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E, 2015, the vernal pool, adjacent wetland, and woodland surrounding the wetland are significant wildlife habitat if woodland amphibian breeding habitat is confirmed. RiverStone also observed salamander eggs of an unknown species within the central G130Tt swamp. According to the Criteria Schedules, this wetland and immediately adjacent lands are significant wildlife habitat if wetland amphibian breeding habitat is confirmed. Based on these observations, there is also potential for amphibians to be breeding in two other wetlands in the study area that maintain standing water through the breeding season (**Figure 3**). Although significant wildlife habitat has not been confirmed, RiverStone provides the following recommendations to protect candidate habitat:

- **Development and site alteration must not occur within 30 m of the vernal pools, as shown on Figure 3.**
- **Clearing for development on each lot should not exceed 0.75 ha or the buildable area shown on Figure** 3**, whichever is smaller.**

5.3.2 Animal Movement Corridors

5.3.2.1 Amphibian Movement Corridors

If amphibian breeding habitat is confirmed, there is also potential for amphibian movement corridors to be present. As explained above in **Section 5.3.1.1**, although amphibian breeding habitat has not been confirmed, RiverStone is recommending protection of this habitat as a precaution. Amphibian movement corridors connect spring breeding habitat with summer wetland habitat and are mapped connecting the vernal pools to the wetland on **Figure 3**. According to the Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E, 2015, these corridors should be a minimum of 30 m wide and be vegetated. Therefore, RiverStone recommends:

- **Development and site alteration must not occur within the travel corridors, as shown on Figure 3.**

RiverStone reviewed the Significant Wildlife Habitat Mitigation Support Tool (MNRF, 2014) for guidance when developing the mitigation measures for amphibian breeding habitat and travel corridors. The SWHMST recommends minimizing the amount of habitat affected by development when significant wildlife habitat occurs across a large area, as well as vegetation retention around sensitive habitat features such as vernal pools, travel corridors, and wetlands. Candidate amphibian breeding habitat, shown on **Figure 2**, extends across nearly the entire subject property and onto adjacent lands. As this habitat occurs across a large area, removal of the recommended maximum of 0.75 ha per lot for development is not anticipated to significantly reduce the amount of habitat on the landscape. RiverStone has also recommended development setbacks from vernal pools, travel corridors, and wetlands, which will prevent these areas from being removed. Vegetation retention

within these setbacks will protect them from sediment, pollution, and other potential impacts from adjacent development. Shade from the retained vegetation will also reduce evaporation within the vernal pools, allowing them to persist longer throughout the breeding season.

It is RiverStone's opinion that negative impacts to significant wildlife habitat, as defined by the PPS, will not occur if the abovementioned mitigation measures are adhered to.

5.4 Additional Natural Heritage Features and Functions

The proposed development will result in disturbance to vegetation communities within the subject property that have the potential to serve as breeding and nesting habitat for a variety of birds. The following measures are recommended to further reduce the potential for adverse effects of development on the property's natural features and functions, particularly migratory breeding birds:

- **Vegetation removal (e.g., tree/shrub clearing, etc.) should be completed outside of the primary breeding bird nesting window (i.e., between April 1 and August 31). If vegetation removal occurs during this period, a nest survey should be conducted by a qualified biologist within 5 days of commencement of construction activities to identify and locate active nests of bird species (where present) covered by the federal Migratory Birds Convention Act, 1994 or provincial Fish and Wildlife Conservation Act, 1997. If a nest is located or evidence of breeding noted, a mitigation plan should be developed to avoid any potential impacts on birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying tree removal activities until the conclusion of the nesting season.**

6 CONFORMANCE WITH APPLICABLE ENVIRONMENTAL POLICIES

The following summarizes the environmental legislation and policies that are relevant to the proposal being evaluated here and describes how the recommendations provided in this report will permit the proposed land-use changes and comply with these provisions.

6.1 Federal *Migratory Birds Convention Act*, 1994 (MBCA)

Part 1, Section 5 of the Migratory Birds Regulations under the *Migratory Birds Convention Act, 1994* (MBCA) prohibits the disturbance or destruction of nests, eggs, or nest shelters of a migratory bird. The provincial *Fish and Wildlife Conservation Act, 1997* (FWCA) extends the protection of bird nests and eggs to species that are not listed under the Migratory Birds Regulations (e.g., Corvids).

For most migratory bird species, nest protections under the MBCA apply for the duration of time that a nest is occupied; however, protections extend beyond the period of occupation for several species that may be common locally, including Pileated Woodpecker, Green Heron, and Great Blue Heron, amongst others (see Schedule 1 under the Act for full list). For the species listed under Schedule 1, specific conditions must be met to damage/remove a nest, including providing notice to the Minister, and demonstrating that the nest has not been occupied by an applicable species for a period specified under Schedule 1.

Based on our on-site assessment there is no evidence of nesting on the subject property by any species listed under Schedule 1 to the MBCA. If any vegetation removals are determined to be required, restricting clearing of vegetation for any current or future proposed development to times outside of the period of April 1 to August 31 inclusive, will avoid destruction of other species' nests and prevent contravention of Section 5 of the regulations. If vegetation removal must occur during this period, a

nest survey should be conducted by a qualified avian biologist prior to commencement of construction activities to identify and locate active nests of migratory bird species covered by the MBCA or FWCA. If a nest is located or evidence of breeding noted, then a mitigation plan should be developed to address any potential impacts on migratory birds or their active nests. Mitigation may require establishing appropriate buffers around active nests or delaying construction activities until the conclusion of the nesting season.

6.2 Provincial Species Conservation Act, 2025

The SCA (2025) and its regulations, is intended to provide for the "protection and conservation of species at risk in Ontario, while taking into account social and economic considerations, including the need for sustainable economic growth in Ontario". The SCA follows a "registration first" approach, to characterise activities that are exempted, registerable, or permitted.

In our assessment of the subject property and development proposal, impact to habitats and individuals of species at risk on the property are being purposefully avoided and therefore the project does not require registration under the SCA. This is contingent on the diligent application of the mitigation measures presented in **Section 5**.

6.3 Provincial Planning Statement, pursuant to the Planning Act, 2024

The Provincial Planning Statement (PPS) is promulgated under the *Planning Act* and provides direction to municipalities on matters of provincial interest related to land-use planning. The PPS was updated and renamed in 2024. Municipal OP's must be consistent with the PPS. Key natural heritage-related provisions of the PPS, as assessed in this report, are listed below:

4.1(4) *Development and site alteration shall not be permitted in:*
a) significant wetlands in Ecoregion 5E, 6E, and 7E; and
b) significant coastal wetlands

4.1(5) *Development and site alteration shall not be permitted in:*
a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E, and 7E;
b) significant woodlands in Ecoregions 6E and 7E;
c) significant valleylands in Ecoregions 6E and 7E;
d) significant wildlife habitat;
e) significant areas of natural and scientific interest; and
f) coastal wetlands in Ecoregions 5E, 6E, and 7E that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
4.1(6) *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*

4.1.(7) *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

4.1(8) *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the*

adjacent lands has been evaluated and it has not been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

In considering the aforementioned PPS policies, RiverStone has determined that the proposed development is consistent with the natural heritage provision outlined above.

6.4 Township of Seguin Official Plan, Consolidation Version: August 14, 2025

The Township of Seguin has policies that address how development will occur in relation to significant and general natural heritage and biophysical features.

B.15 Environmental Impact Studies

a) Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared by a qualified professional, such an EIS shall be prepared in accordance with the requirements of this section. The EIS shall include a description of:

   i. the proposed undertaking;

   ii. the natural features and ecological functions of the area potentially affected directly and indirectly by the undertaking, and their sensitivity to development;

   iii. any lands that support environmental attributes and/or functions that may qualify the lands for designation within the Environmental Protection Area designation;

   iv. the direct and indirect effects to the ecosystem that might be caused by the undertaking;

   v. any natural and human-made hazards that need to be addressed as part of the design;

   vi. any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;

   vii. how the proposed use affects the possibility of linking areas of the Natural Heritage System by natural corridors that may or may not be identified on Schedule C to this Plan;

   viii. a Management Plan identifying how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan. The Management Plan shall also establish mitigation measures including the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.

The purpose of an EIS is to collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of the environmental features, and to make an informed decision as to whether or not a proposed use will have a negative impact on the natural features and ecological functions of the Township.

Any EIS required by this Plan must describe the natural features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS

should give consideration to the relevant aspects and inter-relationships of various components of the Natural Heritage System on and off the site. In addition, the EIS must address how the proposed development will protect, maintain or restore the significant natural features and ecological functions of the Natural Heritage System.

b) Any EIS must be approved by Council, in addition to the other appropriate agencies, before a planning application (e.g. Zoning By-law Amendment, Official Plan Amendment, site plan agreement, consent, minor variance, subdivision) which facilitates the development that is the subject to the EIS is approved by Council.

c) Council will not approve any planning application unless the EIS demonstrates, where applicable, that the proposed use would:

   i. Not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;

   ii. Be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies and associated plant and animal life;

   iii. Not cause erosion or siltation of watercourses or changes to watercourse morphology;

   iv. Not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;

   v. Not cause an increase in flood potential on or off the site;

   vi. Maintain/enhance/restore the natural condition of affected watercourses, and protect/enhance/restore aquatic habitat;

   vii. Not encourage the demand for further development that would negatively affect wetland function of contiguous wetland areas; and,

   viii. Enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible.

   ix. Have no negative impact on the natural features or ecological functions of significant habitat of endangered or threatened species, or other significant wildlife habitat, fish habitat, a Provincially Significant Wetland or other significant natural heritage feature or function.

Interpretation: RiverStone submits this EIS in acknowledgement of the above.

D.4.3 Wetlands

The Township of Seguin contains numerous wetlands. In general, the wetlands are located within the Environmental Protection designation on Schedule “A” to the Official Plan. Wetlands are also identified on Schedule “C” to the Official Plan. It is the policy of this Plan to protect wetlands and limit development in proximity to these natural heritage features.

Interpretation: The Township of Seguin Official Plan mapping shows a large wetland to the south of the subject property, but no wetlands within the property. RiverStone has identified wetlands

within the property and has recommended avoidance and mitigation measures to protect these features.

D.4.5 Significant Wildlife Habitat

Significant Wildlife Habitat is important because of the species it supports. It is the policy of this Plan to protect significant wildlife habitat. New development or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it has been demonstrated through an EIS that the development will not result in negative impacts on the natural features or their ecological functions.

Interpretation: RiverStone's assessment of the study area for significant wildlife habitat is provided in **Appendix 7**. It is RiverStone's opinion that negative impacts to significant wildlife habitat are not anticipated if the recommendations in **Section 5.3** are adhered to.

D.4.6 Habitat of Endangered and Threatened Species

The Township recognizes the importance and value of protecting the significant habitat of endangered species or threatened species. Some areas of significant habitat of endangered or threatened species is identified as a Natural Heritage Feature on Schedule "C" to this Plan.

The Endangered Species Act requires that the habitat of species listed on the Species at Risk in Ontario List as an endangered or threatened species, shall not be damaged or destroyed.

All development must ensure that the habitat of threatened and endangered species is protected. No development or site alteration shall be permitted in the significant habitat of endangered or threatened species.

Where development is proposed adjacent to the significant habitat of endangered or threatened species an environmental impact study shall be required. In order for development to proceed it shall be demonstrated that the proposed development will have no negative impact on the natural habitats of the features or their ecological function. The EIS may also recommend mitigation measures.

Where development is proposed in areas that have the potential to contain significant habitat of endangered or threatened species, an EIS shall be required.

Where an EIS has been prepared, prior to approving any development the Township shall ensure, through land use planning controls, that the appropriate measures are in place to mitigate potential negative impacts to the significant habitat of endangered and threatened species.

Interpretation: RiverStone's assessment of endangered and threatened species and their habitat in the study area is provided in **Appendix 6**. It is RiverStone's opinion that negative impacts to significant wildlife habitat are not anticipated if the recommendations in **Section 5.3** are adhered to.

D.4.9 Adjacent Lands

Adjacent lands are the lands relevant to which impacts of a development must be considered. The affect of a development proposal on features must be considered when the proposed development is within:

- 120 metres of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha;
- 50 metres of the boundary of other wetlands;
- 30 metres of any watercourse;
- 120 metres from the boundary of significant habitat of endangered or threatened species;
- 120 metres from significant wildlife habitat;

Interpretation: RiverStone's definition of adjacent lands is consistent with the above.

This report has been submitted to address the various applicable natural heritage protection policies of the Township's OP. While not considered comprehensive/exhaustive, the list of policies above and associated interpretation is provided to support the approval authority in their review of the application for development.

7 CONCLUSIONS

This EIS provides characterization of the natural heritage features occurring within and adjacent to the subject property and provides the details of the development plan. Potential negative impacts were assessed with recommendations for preventive, avoidance, and mitigation measures where appropriate.

Based upon the findings presented in this report, RiverStone has determined that the proposed application is generally consistent with the applicable policies and legislation as discussed in **Section 6**, provided that the recommendations contained in **Section 5** are implemented in full. We advise that the recommendations in this report be incorporated into the development agreements for the subject property.

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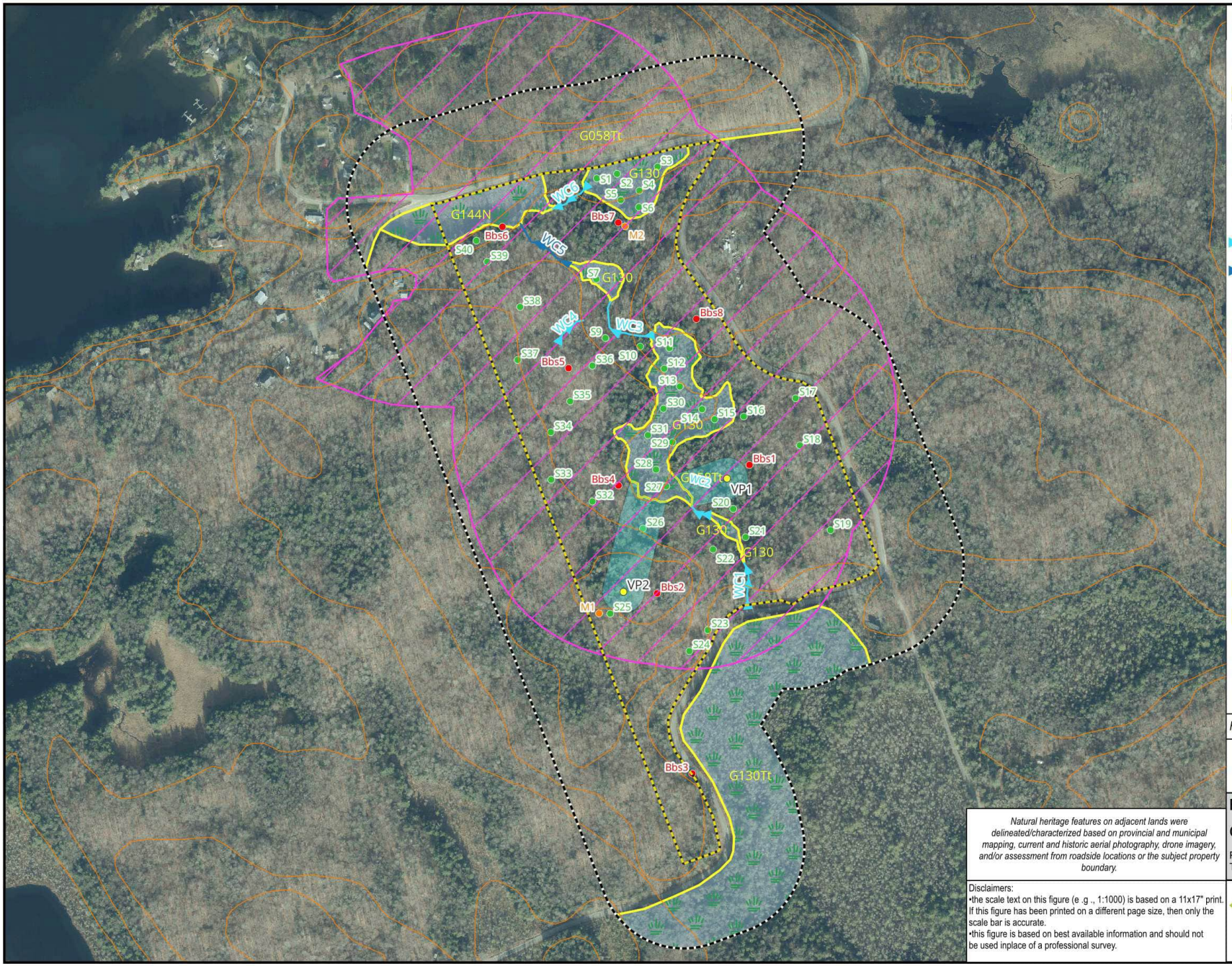
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Legend



Legend

Planning Boundaries

- Subject Property
- Study Area (120m)

Land Information Ontario (Ontario Geohub)

- 5m Contours

Natural Heritage Features - Identified by RiverStone

- Ephemeral Watercourses
- Intermittent Watercourses
- Vernal Pools (VP)
- 30m Amphibian Travel Corridors
- Candidate Amphibian Breeding Significant Wildlife Habitat

RiverStone Survey Stations

- Bat Monitor Locations (M)
- Breeding Bird Stations (Bbs)
- Bat Snag Count Locations

Ecological Land Classification (ELC)

- G058Tt - Dry to Fresh, Coarse: Maple Hardwood

Wetland

- G130Tt - Intolerant Hardwood Swamp
- G144N - Organic Meadow Marsh

Orthorectified Aerial Photograph 2023

RS Project No. 2024-175	July 20, 2026	By: ET

0 50 100 150 200 250 m

Scale: 1:5,000

Natural heritage features on adjacent lands were delineated/characterized based on provincial and municipal mapping, current and historic aerial photography, drone imagery, and/or assessment from roadside locations or the subject property boundary.

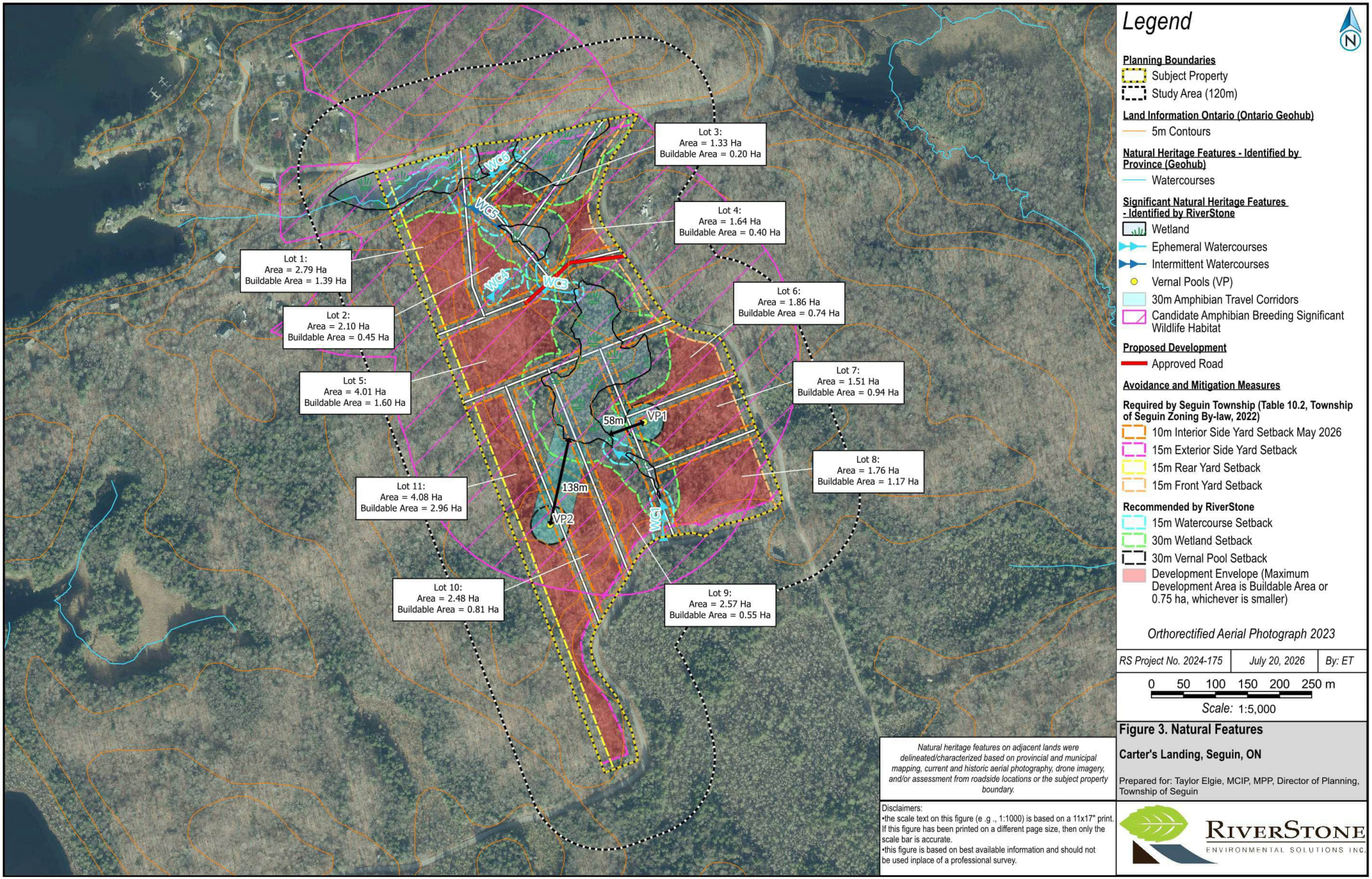
Disclaimers:
- the scale text on this figure (e .g ., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- this figure is based on best available information and should not be used inplace of a professional survey.

Figure 2. Existing Conditions

Carter's Landing, Seguin, ON

Prepared for: Taylor Elgie, MCIP, RPP, Director of Planning, Township of Seguin

RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.



Legend

Planning Boundaries
- Subject Property
- Study Area (120m)

Land Information Ontario (Ontario Geohub)
- 5m Contours

Natural Heritage Features - Identified by Province (Geohub)
- Watercourses

Significant Natural Heritage Features - Identified by RiverStone
- Wetland
- Ephemeral Watercourses
- Intermittent Watercourses
- Vernal Pools (VP)
- 30m Amphibian Travel Corridors
- Candidate Amphibian Breeding Significant Wildlife Habitat

Proposed Development
- Approved Road

Avoidance and Mitigation Measures

Required by Seguin Township (Table 10.2, Township of Seguin Zoning By-law, 2022)
- 10m Interior Side Yard Setback May 2026
- 15m Exterior Side Yard Setback
- 15m Rear Yard Setback
- 15m Front Yard Setback

Recommended by RiverStone
- 15m Watercourse Setback
- 30m Wetland Setback
- 30m Vernal Pool Setback
- Development Envelope (Maximum Development Area is Buildable Area or 0.75 ha, whichever is smaller)

Orthorectified Aerial Photograph 2023

RS Project No. 2024-175	July 20, 2026	By: ET

0 50 100 150 200 250 m

Scale: 1:5,000

Natural heritage features on adjacent lands were delineated/characterized based on provincial and municipal mapping, current and historic aerial photography, drone imagery, and/or assessment from roadside locations or the subject property boundary.

Figure 3. Natural Features

Carter's Landing, Seguin, ON

Prepared for: Taylor Elgie, MCIP, MPP, Director of Planning, Township of Seguin

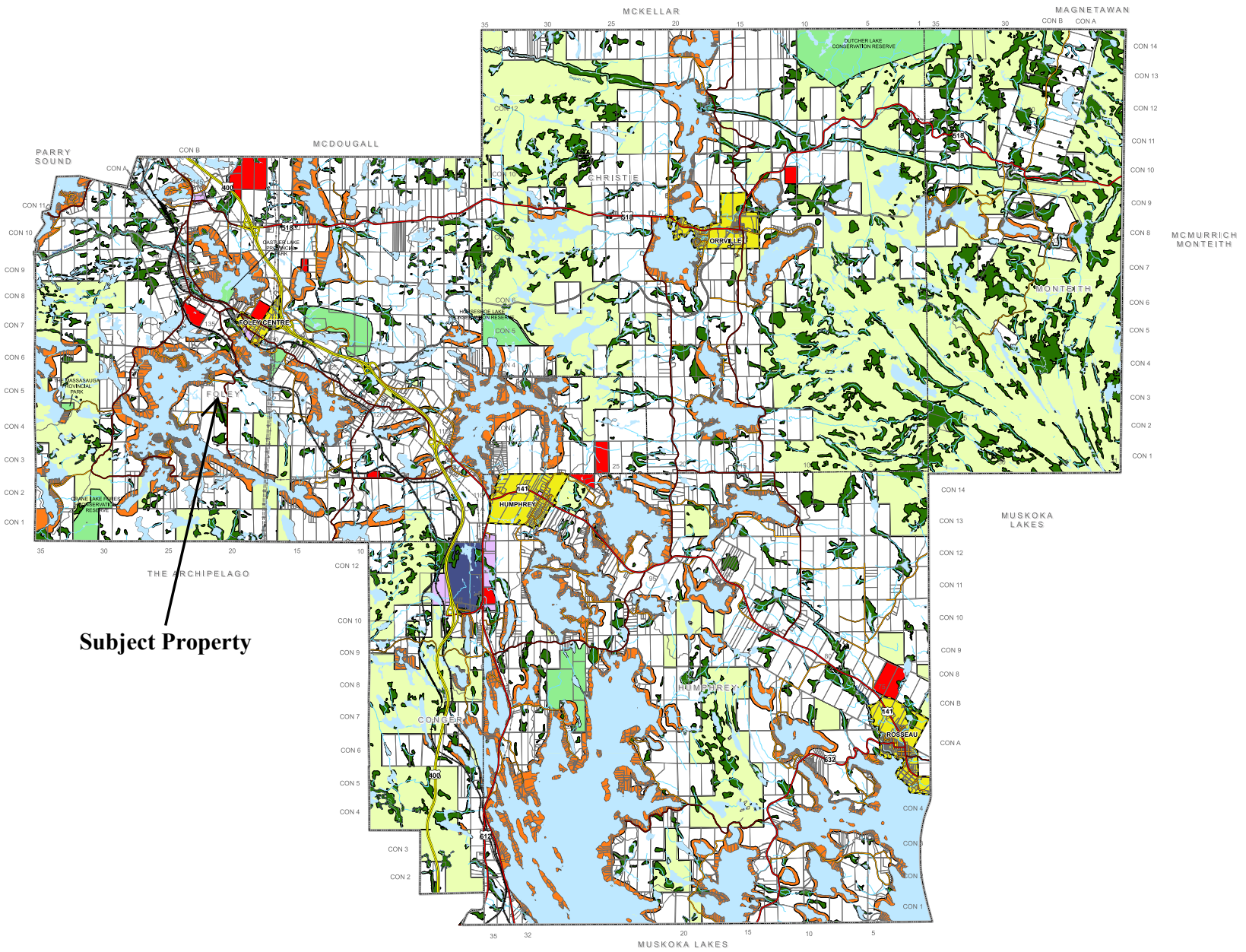
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- this figure is based on best available information and should not be used inplace of a professional survey.

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Appendix 1. Property Location on Municipal Schedules and Appendices

Seguin Township Official Plan Land Use

SCHEDULE A



LEGEND

Land Use Designations

- Shoreline Area
- Settlement Area
- Rural and Resource Area
- Employment Area
- Airport Employment Area
- Aggregate Extraction Area
- Environmental Protection
- Major Open Space
- Crownland
- Settlement Boundary

Base Information

- Highway 400
- Provincial Highway
- Arterial Road
- Municipal Year Round
- Municipal Seasonal
- Private Road
- Rail Lines
- Utility Lines
- Lakes & Rivers

0 2 4 6

Kilometres

N

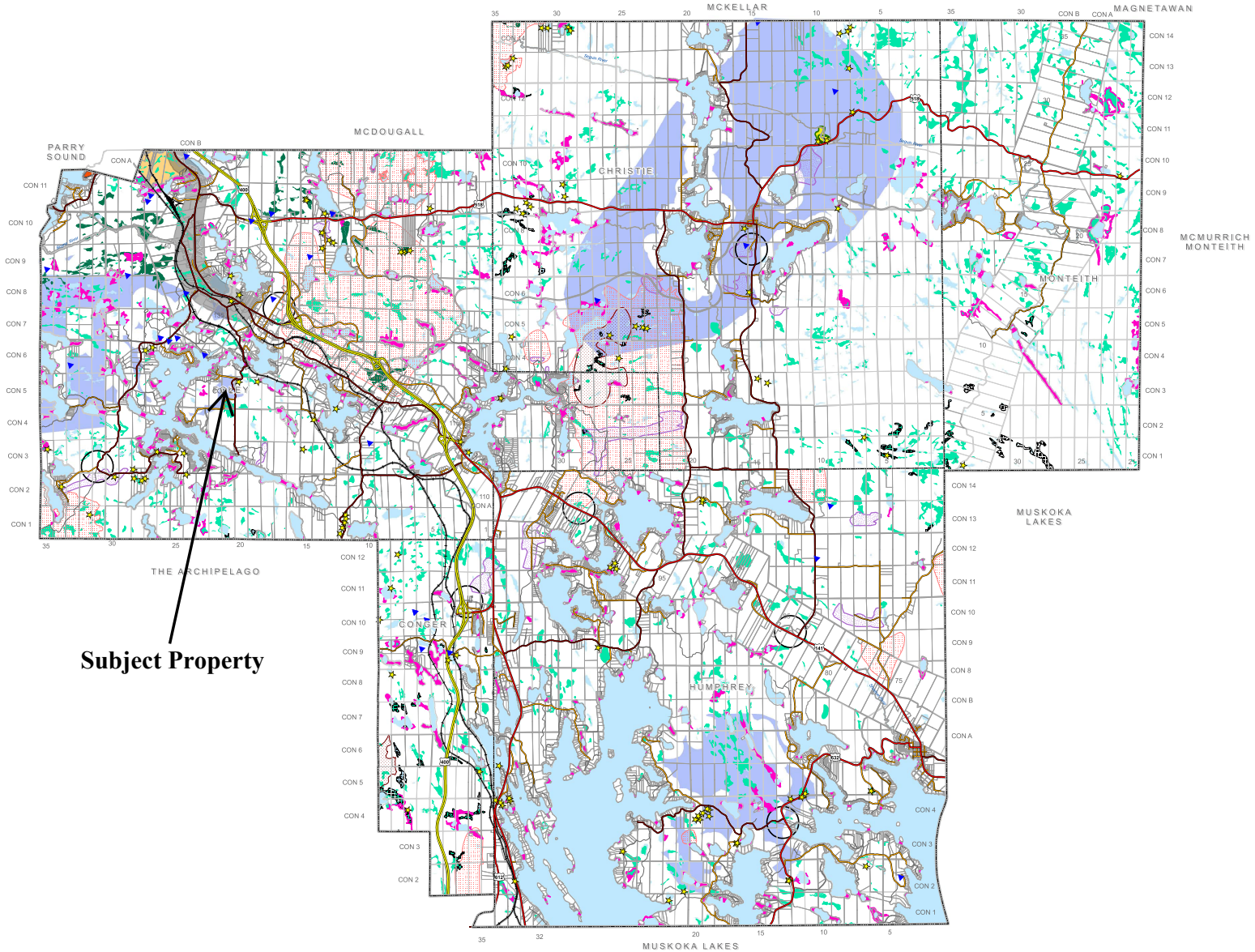
Seguin Township

The Natural Place To Be

March 3, 2014

Seguin Township Resources, Hazards and General Overlay Designations

SCHEDULE C



LEGEND

Natural Heritage Features

- Natural Heritage Feature
- Area of Natural & Scientific Interest (ANSI)
- Moose Aquatic Feeding Area
- Stratum 1 Deer Wintering Area
- Stratum 2 Deer Wintering Area
- Provincially Significant Wetlands (PSW)
- Wetlands

Aggregate and Mineral Resources Overlays

- Aggregate Resource Potential
- Mineral Resource Potential

Hazards

- MNDM Abandoned Sites

General Overlays

- Narrow Waterbodies and Bays
- Waste Disposal Assessment Area
- Employment Corridor Area
- North West Seguin Development Policy Area 1
- North West Seguin Development Policy Area 2

Base Information

- Highway 400
- Provincial Highway
- Arterial Road
- Municipal Year Round
- Municipal Seasonal
- Private Road
- Rail lines
- Lakes & Rivers

0 1 2 4 6

Kilometres

N

Seguin Township
The Natural Place To Be

March 3, 2014

Appendix 2. Select Photos from Site Visit



Photo 1. Carters Landing Road and the G144N Organic Meadow Marsh vegetation community, as viewed from the northwest property corner (May 13, 2025).



Photo 2. G144N Organic Meadow Marsh on the subject property (July 2, 2025).



Photo 3. G130Tt Intolerant Hardwood Swamp on the subject property (July 2, 2025).



Photo 4. G058Tt Dry to Fresh, Coarse: Maple Hardwood on the subject property (May 30, 2025).



Photo 5. Watercourse 6 in the northern end of the subject property, draining a G130Tt community into the G144N vegetation community (May 13, 2025).



Photo 6. Watercourse 3 on the subject property, draining the central G130Tt community into the northcentral G130Tt community (May 13, 2025).



Photo 7. Watercourse 5 on the subject property, draining the northcentral G130Tt community into the G144N vegetation community (May 30, 2025).



Photo 8. Watercourse 4 on the subject property, within a historic tire rut and logging road (July 2, 2025).



Photo 9. Historic logging road on the subject property (May 13, 2025).



Photo 10. Amphibian eggs on the subject property (May 13, 2025).

Appendix 3. Results of Vegetation Inventory



SCIENTIFIC NAME	COMMON NAME	CC[1]	CW[1]	OWES WETLAND PLANT LIST[2]	G_RANK[3]	S_RANK[4]	COSEWIC[5]	SARA STATUS[6]	SARA SCHEDULE[6]
Abies balsamea	Balsam Fir	5	-3	X	G5	S5			
Acer pensylvanicum	Striped Maple	7	3		G5	S4			
Acer rubrum	Red Maple	4	0	X	G5	S5			
Acer saccharum	Sugar Maple	4	3		G5	S5			
Acer spicatum	Mountain Maple	6	3	X	G5	S5			
Achillea millefolium	Common Yarrow	*	3		G5	SNA			
Allium tricoccum var. tricoccum	Wild Leek	7	2		G5	S4			
Aquilegia canadensis	Red Columbine	5	1		G5	S5			
Aralia nudicaulis	Wild Sarsaparilla	4	3		G5	S5			
Arisaema triphyllum	Jack-in-the-pulpit	5	-2	X	G5	S5			
Athyrium filix-femina var. angustum	Northeastern Lady Fern	4	0	X	G5T5	S5			
Betula alleghaniensis	Yellow Birch	6	0	X	G5	S5			
Betula papyrifera	Paper Birch	2	2	X	G5	S5			
Brachyelytrum erectum	Southern Shorthusk	7	5	X	G5T4T5	S4			
Brasenia schreberi	Watershield	7	-5	X	G5	S5			
Calamagrostis canadensis	Bluejoint Reedgrass								
Calla palustris	Wild Calla	8	-5	X	G5	S5			
Carex arctata	Drooping Woodland Sedge	5	5		G5	S5			
Carex crinita	Fringed Sedge	6	-4	X	G5	S5			
Carex intumescens	Bladder Sedge	6	-4	X	G5	S5			
Claytonia virginica	Eastern Spring Beauty	5	3	X	G5	S5			
Clintonia borealis	Yellow Clintonia	7	-1	X	G5	S5			
Coptis trifolia	Goldthread	7	-3	X	G5	S5			
Cornus canadensis	Bunchberry	7	0		G5	S5			
Cornus racemosa	Grey Dogwood	2	-2	X	G5?	S5			
Corylus cornuta	Beaked Hazelnut	5	5		G5	S5			
Cypripedium acaule	Pink Lady's-slipper	7	-3	X	G5	S5			
Dendrolycopodium dendroideum	Round-branched Tree-clubmoss	7	0		G5	S5			
Dicentra cucullaria	Dutchman's Breeches	6	5		G5	S5			
Diervilla lonicera	Northern Bush-honeysuckle	5	5		G5	S5			
Diphasiastrum complanatum	Northern Ground-cedar	8	2		G5	S5			
Dryopteris carthusiana	Spinulose Wood Fern	5	-2	X	G5	S5			
Dryopteris marginalis	Marginal Wood Fern	5	3		G5	S5			
Equisetum sylvaticum	Woodland Horsetail	7	-3	X	G5	S5			
Erythronium americanum	Yellow Trout Lily	5	5		G5	S5			
Eurybia macrophylla	Large-leaved Aster	5	5		G5	S5			
Fagus grandifolia	American Beech	6	3		G5	S4			
Fragaria vesca ssp. vesca	Woodland Strawberry	*			G5T4T5	SNA			
Fragaria virginiana ssp. glauca	Smooth Wild Strawberry	2	1		G5T5	SU			
Fraxinus americana	White Ash	4	3		G5	S4			
Fraxinus nigra	Black Ash	7	-4	X	G5	S4	END		
Fraxinus pennsylvanica	Green Ash	3	-3	X	G5	S4			
Galium triflorum	Three-flowered Bedstraw	4	2		G5	S5			
Gaultheria hispidula	Creeping Snowberry	8	-3	X	G5	S5			
Gaultheria procumbens	Eastern Teaberry	6	3		G5	S5			
Geranium robertianum	Herb-Robert	*	5		G5	S5			
Hypericum virginicum	Virginia St. John's-wort	10	-5	X	G5	S4			
Ilex mucronata	Mountain Holly	8	-5	X	G5	S5			
Ilex verticillata	Common Winterberry	5	-4	X	G5	S5			
Impatiens capensis	Spotted Jewelweed	4	-3	X	G5	S5			
Iris versicolor	Harlequin Blue Flag	5	-5	X	G5	S5			
Lonicera canadensis	Canada Fly-honeysuckle	6	3		G5	S5			
Lycopodium annotinum	Stiff Clubmoss	7	0		G5	S5			
Lycopodium clavatum	Running Clubmoss	6	0		G5	S5			
Lycopus uniflorus	Northern Water-horehound	5	-5	X	G5	S5			
Lysimachia borealis	Northern Starflower	6	-1		G5	S5			
Lysimachia terrestris	Swamp Yellow Loosestrife	6	-5	X	G5	S5			
Maianthemum canadense	Wild Lily-of-the-valley	5	0						
Maianthemum racemosum	Large False Solomon's-seal	4	3		G5	S5			
Matteuccia struthiopteris	Ostrich Fern	5	-3	X	G5	S5			
Medeola virginiana	Indian Cucumber-root	7	5		G5	S5			
Myrica gale	Sweet Gale	6	-5	X	G5	S5			
Nymphaea odorata	Fragrant Water-lily	5	-5	X					
Onoclea sensibilis	Sensitive Fern	4	-3	X	G5	S5			
Osmunda claytoniana	Interrupted Fern	7	-1	X	G5	S5			
Osmunda regalis	Royal Fern	7	-5	X	G5	S5			
Osmundastrum cinnamomeum	Cinnamon Fern	7	-3	X	G5	S5			
Ostrya virginiana	Eastern Hop-hornbeam	4	4		G5	S5			
Panax trifolius	Dwarf Ginseng	8	5	X	G5	S4			
Picea mariana	Black Spruce	8	-3	X	G5	S5			
Pinus strobus	Eastern White Pine	4	3	X	G5	S5			
Polygonatum pubescens	Hairy Solomon's Seal	5	5		G5	S5			
Polystichum acrostichoides	Christmas Fern	5	5		G5	S5			

Populus balsamifera	Balsam Poplar	4	-3	X	G5	S5			
Populus grandidentata	Large-toothed Aspen	5	3		G5	S5			
Prunus serotina	Black Cherry	3	3		G5	S5			
Pteridium aquilinum	Bracken Fern	2	3		G5	S5			
Pyrola elliptica	Shinleaf	5	5		G5	S5			
Quercus alba	White Oak	6	3		G5	S5			
Quercus macrocarpa	Bur Oak	5	1	X	G5	S5			
Quercus rubra	Northern Red Oak	6	3		G5	S5			
Rubus hispidus	Bristly Dewberry	6	-3	X	G5	S4			
Rubus idaeus	Red Raspberry								
Rubus pubescens	Dwarf Raspberry	4	-4	X	G5	S5			
Spiraea alba	White Meadowsweet	3	-4	X					
Streptopus lanceolatus	Rose Twisted-stalk	7	0						
Thalictrum dioicum	Early Meadow-rue	5	2		G5	S5			
Thelypteris noveboracensis	New York Fern	7	-1		G5	S4S5			
Thuja occidentalis	Eastern White Cedar	4	-3	X	G5	S5			
Tilia americana	Basswood	4	3		G5	S5			
Trillium erectum	Red Trillium	6	1		G5	S5			
Trillium grandiflorum	White Trillium	5	5		G5	S5			
Trillium undulatum	Painted Trillium	8	4		G5	S4			
Tsuga canadensis	Eastern Hemlock	7	3	X	G5	S5			
Typha latifolia	Broad-leaved Cattail	3	-5	X	G5	S5			
Ulmus americana	White Elm	3	-2	X	G5	S5			
Viburnum lantanoides	Hobblebush	8	0		G5	S5			
Viburnum nudum	Smooth Witherod	7	-3	X	G5	S5			
Viola canadensis	Canada Violet	6	5						
Viola lanceolata	Lance-leaved Violet	9	-5	X	G5	S4			
Viola macloskeyi	Macloskey's Violet	6	-5	X	G5	S5			

Appendix 4. Breeding Bird Survey Results

RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

Job Name:	**Tsai Carters Landing EIS Seguin**										**RiverStone #:**	**224-175**								
	Survey 1 Station #										Survey 2 Station #									
Species	Highest Code	1	2	3	4	5	6	7	8	Incidental	Highest Code	1	2	3	4	5	6	7	8	Incidental
American Goldfinch (Spinus tristis)	x							x		x										
American Redstart (Setophaga ruticilla)	x						x													
American Robin (Turdus migratorius)	x									x	x		x	x			x	x		
Barred Owl (Strix varia)											x									x
Bay-breasted Warbler (Setophaga castanea)	Po	Po																		
Black-and-white Warbler (Mniotilta varia)	x									x										
Blackburnian Warbler (Setophaga fusca)	Po		Po		Po			Po		x										
Black-capped Chickadee (Poecile atricapillus)	Pr	Pr	x	x	Po					x	x				x			x		
Black-throated Blue Warbler (Setophaga caerulescens)	Po							Po	Po											
Black-throated Green Warbler (Setophaga virens)	Po	Po	Po			Po		Po		x	x		x							
Blue Jay (Cyanocitta cristata)	Po		x			Po		x												
Broad-winged Hawk (Buteo platypterus)	x									x										

Brown Creeper (Certhia americana)	x									x										
Cedar Waxing (Bombycilla cedrorum)	Po								Po	x										
Chestnust-sided Warbler (Setophaga pensylvanica)											x			x			x	x	x	
Chimney Swift (Chaetura pelagica)	Po			Po																
Common Grackle (Quiscalus quiscula)	Pr						Pr													
Common Yellowthroat (Geothlypis trichas)	Po						Po				x						x			
Eastern Phoebe (Sayornis phoebe)	x									x										
Eastern Wood-Pewee (Contopus virens)	Po					Po				x										
Golden-crowned Kinglet (Regulus satrapa)	x									x										
Great Crested Flycatcher (Myiarchus crinitus)	Po						Po				x							x		
Hairy Woodpecker (Dryobates villosus)	x			x						x										
Hermit Thrush (Catharus guttatus)	Po				Po	Po			Po	x	x	x			x					
Nashville Warbler (Leiothlypis ruficapilla)	Po	x		Po					Po	x	x			x						
Northern Waterthrush (Parkesia noveboracensis)	Po				Po	Po		Po			x							x		
Ovenbird (Seiurus aurocapilla)	Po	Po	Po		Po		Po	Po			x		x		x	x	x		x	
Pileated Woodpecker (Dryocopus pileatus)	x									x										

Red-eyed Vireo (Vireo olivaceus)	Pr	Po	Pr	Pr	x	Pr	Po	Pr		x	x	x	x		x	x	x	x		
Red-shouldered Hawk (Buteo lineatus)	Po								Po											
Red-winged Blackbird (Agelaius phoeniceus)	Po						Po		Po											
Rose-breasted Grosbeak (Pheucticus ludovicianus)											x			x						
Scarlet Tanager (Piranga olivacea)	Po	Po	Po		Po		Po				x		x					x		
Song Sparrow (Melospiza melodia)											x			x			x			
Swamp Sparrow (Melospiza georgiana)	x									x										
Veery (Catharus fuscescens)	Po		Po	Po		Po		Po	Po	x	x			x				x		
White-throated Sparrow (Zonotrichia albicollis)	Po			Po						x	x			x						
Winter Wren (Troglodytes hiemalis)	Po						Po	Po		x	x							x		
Wood Thrush (Hylocichla mustelina)	Po				Po	Po														
Yellow Warbler (Setophaga petechia)	Po			Po																
Yellow-bellied Sapsucker (Sphyrapicus varius)											x						x			

	Date (YYYY-MM-DD)	Assessor	Start (hh:mm)	End (hh:mm)	Temp (C)	Cloud (%)	Wind (Beaufort
Survey 1	2025-05-30	B. Howe	7:16	9:34	9-11	60-100	0-2
Survey 2	2025-07-02	C. Mann	6:31	9:30	15-24	0	1

Confirmed (Co): nest building, nest in use, nest with recent eggshells, adult carrying food or fecal sac, distraction display, fledged young
Probable (Pr): multiple singing birds and/or breeding pair in suitable habitat, mating display, territorial behavoir, agitated behavior, brood patch, nest building by cavity nesting species
Possible (Po): singing, species in suitable nesting habitat
Present (x): bird observed but does not fall under other codes

Appendix 5. Results of Bat Snag Survey

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Plot	ELC	Height	Snag/Cavity	# of Holes	% of Bark	DBH	Tree Species	Decay Class
1	SWD	10 m	Snag	0	100	32	Yellow Birch	3
2	SWD	13 m	Snag	0	98	17.5	Green Ash	2
3	SWD	10 m	Snag	0	0	27	Unknown	5
		13 m	Snag	0	75	23	Green Ash	2
		13 m	Snag	0	60	22	Green Ash	3
		15m	Snag	0	95	52	Yellow Birch	1
4	SWD			No snags or cavities				
5	SWD	14 m	Cavity	2	100	28	Yellow Birch	1
6	SWD	16 m	Cavity	2	100	45	Red Maple	1
		16 m	Cavity	1	100	25.5	Red Maple	1
7	SWD	14 m	Cavity	1	100	39	Yellow Birch	1
		7 m	Snag and Cavity	2	100	26	Yellow Birch	4
8	FOD	10 m	Snag and Cavity	6	75	51.5	American Beech	4
		16 m	Cavity	2	100	40.5	Red Maple	1
		16 m	Snag and Cavity	2	80	51	Red Maple	2
9	FOD			No snags or cavities				
10	FOD	10 m	Snag	0	100	28	Sugar Maple	2
		14 m	Snag and Cavity	1	95	31	American Beech	2
		13 m	Snag	1	90	28	Sugar Maple	1
11	SWD	15 m	Cavity	1	100	31	Red Maple	1
12	SWD	12 m	Snag	0	100	29	American Beech	2
13	SWD			No snags or cavities				
14	SWD	15 m	Cavity	1	100	31	Red Maple	1
15	SWD			No snags or cavities				
16	FOD	17 m	Cavity	2	100	56	Sugar Maple	1
		17 m	Cavity	1	100	49.5	Eastern Hemlock	1
17	FOD			No snags or cavities				
18	FOD	17 m	Cavity	1	100	52.5	Red Oak	1
19	FOD			No snags or cavities				
20	FOD	17 m	Cavity	2	100	44	Sugar Maple	1
21	FOD	10 m	Snag and Cavity	3	100	29	Yellow Birch	2
22	FOD			No snags or cavities				
23	FOD			No snags or cavities				
24	FOD			No snags or cavities				
25	FOD	17 m	Cavity	3	100	64	Red Oak	1
26	FOD	12 m	Snag	0	30	31	Red Oak	2
		12 m	Cavity	1	95	34	Red Oak	1
		12 m	Cavity	1	100	32	Red Oak	1
27	SWD			No snags or cavities				
28	SWD			No snags or cavities				
29	SWD	16 m	Cavity	1	100	27	Red Maple	1
30	SWD			No snags or cavities				

31	SWD	5 m	Snag and Cavity	1	100	19	Eastern Hemlock	2
		5 m	Snag	0	95	25	Red Maple	2
32	FOD	17 m	Cavity	1	100	26	Sugar Maple	1
33	FOD	10 m	Snag	0	95	25	Sugar Maple	2
		17 m	Cavity	2	100	41	Sugar Maple	1
34	FOD	17 m	Snag	0	90	33	Sugar Maple	2
35	FOD	18 m	Cavity	1	100	25	Sugar Maple	1
36	FOD			No snags or cavities				
37	FOD	18 m	Cavity	4	100	49	Sugar Maple	2
38	FOD			No snags or cavities				
39	FOD			No snags or cavities				
40	FOD	17 m	Cavity	1	100	49	Red Maple	1
		17 m	Cavity	2	100	34	Red Maple	1
		17 m	Snag	0	30	30	Red Maple	3

Height Code	# of Holes
Tall ->15 m	Few = 1-4
Medium = 5-15 m	Lots = 5+
Small = up to 5 m	none = 0

ELC Communities	Cavity/Snag Density (snags/ha)
Deciduous Swamp - SWD	5.704697987
Deciduous Forests - FOD	1.020842195

Appendix 6. Assessment of Species at Risk



Species	Status	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Bank Swallow (*Riparia riparia*)	THR (SARA)	The Bank Swallow is a small aerial insectivore bird that nests colonially in burrows they excavate within banks. Colonies will nest in bluffs, riverbanks, aggregate pits, roadside embankments, and topsoil piles near open habitat that provides a steady source of insects. Colony sites must also be near roosting areas in wetland, reed, or cane beds.	YES	YES, OBBA	NO	NO	The subject property and adjacent lands do not contain exposed banks appropriate for nesting by Bank Swallow, and this species was not observed during breeding bird surveys. Further discussion is not provided.
Black Ash (*Fraxinus nigra*)	END (SCA)	The Black Ash grows everywhere in Ontario except the Far North. These trees require moisture, and are commonly found in northern swampy woodlands, from eastern Manitoba, throughout Ontario, and as far east as Newfoundland.	YES	NO	YES	YES	Black Ash were observed within swamps on the subject property. Further discussion is provided in the report.
Blanding's Turtle (*Emydoidea blandingii*)	THR (SCA)	Blanding's Turtle are semi-aquatic and use wetland habitats with shallow water and abundant vegetation. Their habitat includes a broad range of wetlands, forest clearings, and meadows. They breed in aquatic habitat and nest in open natural and anthropogenic upland areas.	YES	YES, iNaturalist and Herp Atlas	NO	NO	The swamps on the subject property do not contain pools of shallow water appropriate for turtles. Further discussion is not provided.
Bobolink (*Dolichonyx oryzivorus*)	THR (SARA)	Nests and forages in meadows, grasslands, hayfields, and pastureland. Fields must have 25% or less woody plant cover. They typically require large fields (>4ha) and avoid small, fragmented habitats. They also avoid habitat within 75 m of a forest edge.	YES	YES, eBird records	NO	NO	The subject property and adjacent lands do not contain hayfield or pasture habitat, and this species was not observed during breeding bird surveys. Further discussion is not provided.
Cerulean Warbler (*Setophaga cerulea*)	END (SARA)	Found in two small breeding clusters in the Carolinian Forest and the Frontenac Axis. They breed in hilly, mature deciduous forests with a preference for oak and/or maple dominated forests with swampy bottomlands. They are area and edge-sensitive and require large continuous tracts of forest.	YES	NO	NO	NO	The subject property and surrounding landscape are not hilly, and this species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Chimney Swift (*Chaetura pelagica*)	THR (SARA)	The Chimney Swift historically nested and roosted in large hollow trees, rock walls, and other vertical surfaces. They now use human-made structures like uncapped chimneys and have high site fidelity to nesting chimneys. 95% of nests are within 1 km of a waterbody.	YES	NO	NO	NO	Chimney Swift were observed foraging above the subject property during RiverStone's first breeding bird survey. Further discussion is provided in the report.

[1]Highlighted species are present on or are likely to be present on the subject property.

Species	Status	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Eastern Hog-nosed Snake (*Heterodon platirhinos*)	THR (SCA)	Eastern Hog-nosed snakes require a mosaic of habitats with sandy, well-drained soil and open vegetation close to water with a supply of American Toads. Their Ontario distribution is limited by climate and soil to the French River/Lake Nipissing and Carolinian areas.	YES	YES, iNaturalist and Herp Atlas	YES	YES	The subject property and adjacent lands contain appropriate general habitat for Eastern Hog-nosed Snake. Further discussion is provided in the report.
Eastern Meadowlark (*Sturnella magna*)	THR (SARA)	Nests and forages in meadows, grasslands, shrubby fields, hayfields and pastureland. Prefers habitat with >80% grass cover. Needs a minimum of 5 ha of continuous habitat.	YES	NO	YES	YES	The subject property and adjacent lands do not contain hayfield or pasture habitat, and this species was not observed during breeding bird surveys. Further discussion is not provided.
Eastern Red Bat (*Lasiurus borealis*)	END (SCA)	The range of the Eastern Red Bat extends from east of the Western Cordillera to the Gulf of Mexico. They are long-distance migrants that travel to the southern United States to overwinter. Their summer habitat is deciduous and coniferous forests. Roost habitat is within the foliage of supercanopy trees.	YES	NO	YES	YES	The subject property and adjacent lands contain appropriate habitat for Eastern Red Bat. However, this species was not detected during acoustic monitoring. Further discussion is not provided.
Eastern Small-footed Myotis (*Myotis leibii*)	END (SCA)	Eastern Small-footed Myotis overwinter in caves and mines in Ontario and do not disperse far from their hibernacula during the summer. They can be found roosting in rocky habitats singly or in groups but will also use human structures as day roosts. They are aerial insectivores and forage in forests, rocky habitats, and ponds.	YES	NO	NO	NO	The subject property and adjacent lands do not contain rocky habitats with sun exposure appropriate for roosting by Eastern Small-footed Myotis. This species was also not detected during acoustic monitoring. Further discussion is not provided.
Hoary Bat (*Lasiurus cinereus*)	END (SCA)	The Hoary Bat is a long-distance migrant with a range that extends from British Columbia to the Atlantic provinces. Hoary Bats roost alone or with their pups on tree branches in deciduous and coniferous forests of any age class. Maternity roost trees tend to be large and as tall or taller than the surrounding canopy. Foraging habitat includes wetlands, open areas, and forest edges and gaps.	YES	NO	YES	YES	The subject property and adjacent lands contain appropriate habitat for Hoary Bat. This species was also detected during acoustic monitoring. Further discussion is provided in the report.

[1]Highlighted species are present on or are likely to be present on the subject property.

Species	Status	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Least Bittern (*Ixobrychus exilis*)	THR (SARA)	Breeds in large marshes within Southern Ontario. Creates nest platforms from tall, dense emergent vegetation within 10m of water and prefers Typha spp. Will use other emergent vegetation. Needs 200 ha of wetland for nesting and foraging but does not need to be continuous wetland. Prefers complexes of smaller wetlands. Will avoid marshes surrounded by >30% forest cover or containing large trees.	YES	YES, OBBA	NO	NO	The subject property and adjacent lands do not contain large cattail marshes or a complex of large cattail marshes. This species was also not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Lesser Yellowlegs (*Tringa flavipes*)	THR (SCA)	Lesser Yellowlegs migrate through southern Ontario, stopping in wetlands, flooded fields, river and lake shorelines, and sewage lagoons. They prefer marshes dominated by Softstem Bulrush and Smooth Cordgrass. During migration they form flocks ranging from a few dozen to several thousand birds. They may form mixed flocks with Greater Yellowlegs and Solitary Sandpiper.	YES	NO	NO	NO	Wetlands on the subject property are not dominated by Softstem Bulrush or Smooth Cordgrass. This species was also not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Little Brown Myotis (*Myotis lucifugus*)	END (SCA)	Their hibernacula are within caves and abandoned mines, wells, and tunnels. Maternity colonies are within a few kilometers of hibernacula within snag trees, rock crevices, exfoliating tree bark, and anthropogenic structures. Roosts and swarming sites are in similar areas around the hibernacula.	YES	YES, iNaturalist records	YES	YES	The subject property and adjacent lands contain appropriate habitat for Little Brown Myotis. However, this species was not detected during acoustic monitoring. Further discussion is not provided.
Massasauga (*Sistrurus catenatus*)	END/THR (SCA)	The Massasauga has four populations: Ojibway Prairie near Windsor, Wainfleet Bog near Port Colborne, the Bruce Peninsula, and Georgian Bay/Muskoka. It is an ambush predator and prefers habitat with vegetative or rock cover. It's habitats are forests, forest clearings and edges, rock outcrops, wetlands, shorelines, meadows, alvars, and fields.	YES	YES, iNaturalist and Herp Atlas	YES	YES	Appropriate general habitat for Massasauga is present within the subject property and adjacent lands. Further discussion is provided in the report.
Northern Myotis/Northern Long eared Bat (*Myotis septentrionalis*)	END (SCA)	Northern Myotis are found below the tree line in Canada and are mostly absent from the prairies. They use live and dead trees near water in forest habitats when active and migrate to caves and abandoned mines for hibernation.	YES	NO	YES	YES	The subject property and adjacent lands contain appropriate habitat for Northern Myotis. However, this species was not detected during acoustic monitoring. Further discussion is not provided.
Red-Headed Woodpecker (*Melanerpes erythrocephalus*)	END (SARA)	The Red-headed Woodpecker lives in open woodland and woodland edges and is often found in parks, golf courses and cemeteries. These areas typically have many dead trees, that the bird uses for nesting and perching. The Red-headed Woodpecker is found across southern Ontario, where it is widespread but rare.	YES	NO	NO	NO	The subject property and adjacent lands do not contain open woodland or patches of standing dead trees. This species was also not observed during RiverStone's breeding bird surveys. Further discussion is not provided.

[1]Highlighted species are present on or are likely to be present on the subject property.

Species	Status	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Silver-haired Bat (*Lasionycteris noctivagans*)	END (SCA)	Silver-haired Bats are found throughout all of Ontario but are uncommon near Hudson Bay. They migrate to the United States and southeastern British Columbia to overwinter. They roost under bark and within cavities in coniferous and deciduous trees, and may also roost in anthropogenic structures. Foraging habitat is within forests and forest edges.	YES	NO	YES	YES	The subject property and adjacent lands contain appropriate habitat for Silver-haired Bat. This species was also detected during acoustic monitoring. Further discussion is provided in the report.
Spotted Turtle (*Clemmys guttata*)	END (SCA)	The Spotted Turtle uses a mix of terrestrial and aquatic habitats. Aquatic habitats include wetlands, ponds, vernal pools, creeks, streams, sheltered bay edges, stormwater ponds, and man-made channels. Their terrestrial habitats are shorelines, rocky outcrops, upland forests, open fields, and meadows.	YES	NO	NO	NO	The swamps on the subject property do not contain pools of shallow water appropriate for turtles. Further discussion is not provided.
Suckley's Cuckoo Bumble Bee (*Bombus suckleyi*)	END (SCA)	Suckley's Cuckoo Bumble Bee is a nest parasite of the Western Bumble Bee and Yellow-banded Bumble Bee. It is mainly a western species but has occasional records throughout Ontario. They are habitat generalists found in most areas Ontario, and generalist nectar foragers. The bees they parasitize tend to build nests in abandoned rodent burrows.	YES	NO	NO	NO	There are no records of this species within the local landscape and the closest Yellow-banded Bumble Bee record is 19.75 km from the subject property. The subject property does not provide abundant nectar sources for bees. Further discussion is not provided.
Tricolored Bat (*Perimyotis subflavus*)	END (SCA)	The Tri-colored Bat have a scattered distribution and are found as far north as Sudbury. They are found in a variety of forested habitats They overwinter alone in caves and mines and roost in dead vegetation clumps and lichen in forested habitats near water.	YES	NO	YES	YES	The subject property and adjacent lands contain appropriate habitat for Tricolored Bat. However, this species was not detected during acoustic monitoring. Further discussion is not provided.

[1]Highlighted species are present on or are likely to be present on the subject property.

Appendix 7. Assessment of Significant Wildlife Habitat

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Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Seasonal Concentration Areas for Wildlife Species					
Waterfowl Stopover and Staging Areas (Terrestrial)	American Black Duck, Wood Duck, Green-winged Teal, Blue-winged Teal, Mallard, Northern Pintail, Northern Shoveler, American Wigeon, Gadwall	G060-062, G077-079, G093-095, G109-111	Fields flooded with sheet water during Spring (mid March to May)	**Studies Confirm**: Annual mixed species aggregations of 100 or more total birds **Area of SWH Defined As:** Ecosite plus 100-300m radius	The required ELCs are not present within the study area. Further discussion is not provided.
Waterfowl Stopover and Staging Areas (Aquatic)	Canada Goose, Cackling Goose, Snow Goose, American Black Duck, Northern Pintail, Northern Shoveler, American Wigeon, Gadwall, Green-winged Teal, Blue-winged Teal, Hooded Merganser, Common Merganser, Lesser Scaup, Greater Scaup, Long-tailed Duck, Surf Scoter, White-winged Scoter, Black Scoter, Ring-necked Duck, Common Goldeneye, Bufflehead, Redhead, Ruddy Duck, Red-breasted Merganser, Brant, Canvasback, Ruddy Duck	G142-G152	Ponds, marshes, lakes, bays, coastal inlets, and watercourses used during migration.	**Studies Confirm**: Mixed species aggregations of ≥100 total birds for 7 days, **and/or** annual use by Ruddy Ducks, Canvasbacks, or Redheads **Area of SWH Defined As:** Combined area of ecosites plus 100m radius	The subject property contains an ELC with the correct code for candidate habitat. However, this habitat is not large enough to support the required aggregation of species. Further discussion is not provided.
Shorebird Migratory Stopover Areas	Greater Yellowlegs, Lesser Yellowlegs, Marbled Godwit, Hudsonian Godwit, Black-bellied Plover, American Golden-Plover, Semipalmated Plover, Solitary Sandpiper, Spotted Sandpiper, Semipalmated Sandpiper, Pectoral Sandpiper, White-rumped Sandpiper, Baird's Sandpiper, Least Sandpiper, Purple Sandpiper, Stilt Sandpiper, Short-billed Dowitcher, Red-necked Phalarope, Whimbrel, Ruddy Turnstone, Sanderling, Dunlin	G005-G006, G160-G162, G170-G172, G176-G178, G186-G188, G204-G214	Shorelines of lakes, rivers and wetlands, including beach areas, bars, groynes, armour rock, and seasonally flooded, muddy and un-vegetated shoreline habitats.	**Studies Confirm**: Mixed species aggregations of ≥3 listed species with >1000 shorebirds counted over the migration period, **and/or** any site with >100 Whimbrel for ≥3 years **Area of SWH Defined As:** ELC shorelines plus 100m radius	The required ELCs are not present within the study area. Further discussion is not provided.
Raptor Wintering Area	Rough-legged Hawk, Long-eared Owl, Boreal Owl, Northern Saw-whet Owl **Special Concern**: Short-eared Owl	G011-G019, G023-G028, G033-G043, G048-G059, G064-G076, G081-G092, G097-G108, G113-G125 **And:** G020-G022, G029-G032, G044-G047, G060-G063, G077-G080, G093-G096, G109-G112	Combination of fields and woodlands that provide roosting, foraging and resting habitats; >20ha with a combination of forest and upland; >15ha field habitat; field area windswept with limited snow depth/accumulation	**Studies Confirm:** ≥1 Short-eared Owls **or** ≥10 individuals and ≥2 of the listed species **and** used ≥3 times in 5 years for a minimum of 20 days **Area of SWH Defined As:** n/a	Although the study area contains mature upland forest with an appropriate ELC code, field habitat is not present. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Bat Hibernacula	Big Brown Bat, Tri-coloured Bat	Cliffs and rock talus in G158-G159, G164, G180-G181	Caves, mine shafts, underground foundations, Karsts; does not include active mines	**Studies Confirm:** confirmed hibernating bats **Area of SWH Defined As:** 200m radius around hibernaculum entrance, 1000m radius for wind farms	The required ELCs are not present within the study area. Further discussion is not provided.
Bat Maternity Colonies	Big Brown Bat, Silver-haired Bat	G016-G019, G028, G040-G043, G055-G059, G070-G076, G088-G092, G103-G108, G118-G125	Tree cavities and snags; >80 years old deciduous or mixed stands with >10/ha >25cm dbh trees	**Studies Confirm:** confirmed use by >10 Big Brown Bats **or** >5 adult female Silver-haired Bats **Area of SWH Defined As:** entire woodland/forest ELC **or** Ecoelement containing maternity colonies	RiverStone completed acoustic monitoring of the subject property. Although Silver-haired Bats were detected, they were not observed in sufficient numbers to confirm significant wildlife habitat is present. Further discussion is not provided.
Turtle Wintering Areas	Midland Painted Turtle **Special Concern**: Northern Map Turtle, Snapping Turtle	G128-G135, G140-G152	Water deep enough to not freeze, soft mud substrates; permanent water bodies, large wetlands, bogs or fens with adequate Dissolved Oxygen	**Studies Confirm:** 5 over-wintering Midland Painted Turtles, **or** ≥1 overwintering Northern Map Turtles or Snapping Turtles **Area of SWH Defined As:** ELC with overwintering turtles, if site is within a stream or river only the deep-water pool is protected	The G144N Organic Meadow Marsh within the study area is an appropriate ELC for this significant wildlife habitat. However, deep open water is minimal and turtles were not observed during RiverStone's site investigations. Further discussion is not provided.
Reptile Hibernaculum	Eastern Gartersnake, Northern Watersnake, Northern Red-bellied Snake, Northern Brownsnake, Smooth Green Snake, Northern Ring-necked Snake **Special Concern**: Milksnake, Eastern Ribbonsnake, Five-lined Skink	**Snakes:** any forest ecosite other than very wet ones; talus, rock barrens, crevice, cave, and alvar sites; rock piles or slopes, stone fences, crumbling foundations **Skink:** G056-G059, G070-G076, G087-G092, G103-G108, G118-G125	**Snakes:** sites with access below the frost line **Skink:** mixed forests with rock outcrops providing cover rock overlaying granite bedrock with fissures	**Studies Confirm:** use by ≥5 individuals from one species **or** use by individuals from ≥2 species; congregation of ≥5 individuals from one species **or** individuals from ≥2 species near potential hibernacula; any active skink hibernaculum **Area of SWH Defined As:** feature containing hibernacula plus 30m radius	Features that would provide access below the frost line were not observed on the subject property during RiverStone's site investigations. Snakes were also not observed. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Colonially-nesting Bird Breeding Habitat (Bank and Cliff)	Cliff Swallow, Northern Rough-winged Swallow	G001-G004, G007-G008, G020-G021, G029-G031, G044-G046, G060-G062, G077-G079, G093-G095, G109-G111, G173-G175, G201-G203, G210-G212	Exposed banks, sandy hills, borrow pits, steep slopes, sand piles that are undisturbed or naturally eroding; does not include man-made structures or active aggregate pits	**Studies Confirm:** ≥1 nesting sites with ≥8 Cliff Swallow pairs **and/or** Rough-winged Swallow pairs during the breeding season **Area of SWH Defined As:** colony and 50m radius from peripheral nests	The required ELCs are not present within the study area. Further discussion is not provided.
Colonially-nesting Bird Breeding Habitat (Tree/Shrubs)	Great Blue Heron, Black-crowned Night Heron	G064-G076, G081-G092, G097-G108, G113-G125, G128-G136	Live or dead standing trees in wetlands, lakes, islands, peninsulas, may use shrubs or other emergent vegetation; most nests 11-15m from ground	**Studies Confirm:** ≥10 active Great Blue Heron nests, ≥1 active Black-crowned Night Heron nest **Area of SWH Defined As:** colony plus 300m radius **or** extent of forest ecosite containing colony **or** any island <15ha with a colony	The required species were not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Colonially-nesting Bird Breeding Habitat (Ground)	Herring Gull, Great Black-backed Gull, Little Gull, Ring-billed Gull, Common Tern, Caspian Tern, Brewer's Blackbird	G001-G004, G007-G008, G020-G021, G029-G031, G044-G046, G060-G062, G077-G079, G093-G095, G109-G111, G142-G145	**Gulls and Terns:** rocky islands or peninsulas in open water, marshy areas **Brewer's Blackbird:** near streams and irrigation ditches in farmland	**Studies Confirm:** >25 active nests for Herring Gulls or Ring-billed Gulls, >5 active nests for Common Tern, >2 active nests for Caspian Tern, ≥5 Brewer's Blackbird pairs, any active nesting colony of Little Gull or Great Black-backed Gull **Area of SWH Defined As:** colony plus 150m radius **or** extent of ecosites containing colony **or** any island <3ha	The required species were not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Deer Yarding Areas	White-tailed Deer	G12-G15, G23-G27, G33-G38, G48-G54, G64-G69, G81-G87, G97-G103, G113-G118, G128-G129	**Stratum I**: coniferous forest with >60% canopy cover **Stratum II**: mixed or deciduous forest surrounding Stratum I	**Studies Confirm**: mapping by MNRF **Area of SWH Defined As**: n/a	The MNRF has not mapped deer wintering habitat within the subject property or adjacent lands. Further discussion is not provided.
Rare Vegetation Communities					

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Beach/ Beach Ridge/ Bar/ Sand Dunes	**Indicator species:** Marram Grass, Beach Pea	G005-G006, G166-G168, G182-G184, G213-G214	Any beach, beach ridge, or sand dune	**Studies Confirm:** at least one indicator plant species **Area of SWH Defined As:** Ecosite area for Beach Ridge, Bar, or Sand Dune	The required ELCs are not present within the study area. Further discussion is not provided.
Shallow Atlantic Coastal Marsh	**Indicator species:** Virginia Meadow-beauty **Other Associated species:** Rhynchospora capitellata, Xyris difformis, Panicum spretum, Triadenum virginicum, Polygonum careyi, Juncus militaris	G143-G145, G148-G152	Mineral (sand) or mineral organic (sandy peat) shoreline with low wave energy, on inland lakes and beaver ponds	**Studies Confirm:** the Indicator species and >4 Other Associated species **Areas of SWH Defined As:** the ELC	Although an appropriate ELC code is present within the study area, this vegetation community does not contain the required species. Further discussion is not provided.
Cliffs and Talus Slopes	Rock Tripe, Polypodium virginianum, Cystopteris fragilis, Woodsia ilvensis, Cryptogramma stelleri, Woodsia alpina, Saxifraga paniculata	G158-G159, G166-G168, G173-G175, G182-G184, G201-G203	Any cliff or talus slope	**Studies Confirm:** lichen Umbilicaria spp and ≥3 listed species, **or** Fragrant Cliff Fern, **or** Woodsia scopulina ssp. Laurentiana **Areas of SWH Defined As:** ELC for cliff or talus slope	The required ELCs are not present within the study area. Further discussion is not provided.
Rock Barren, Precambrian Bedrock	Cladina spp., Polytrichum spp., Danthonia spicata, Deschampsia flexuosa, Juniperus communis, Vaccinium angustifolium, Comptonia peregrina, stunted trees (Quercus laba, Quercus rubra, Pinus strobus), Pteridium aquilinum, Aralia hispida, Spiranthes casei, Saxifraga virginiensis, Gaylussacia baccata, Corydalis sempervirens, Prunus pensylvanica, Comandra umbellata	G163-G165, G179-G181	<60% tree cover, vegetation from patchy to barren,	**Studies Confirm**: rock barren >1ha, >4 listed plant spp. **Areas of SWH Defined As:** ELC	The required ELCs are not present within the study area. Further discussion is not provided.
Sand Barren	Cladina spp., Carex houghtoniana, Carex merritt-fernaldii, Comptonia peregrina, Rubus flagellaris, Selaginella rupestris, Viola labradorica, Polygonella articulata, Stipa spartea	G007, G215	Exposed sand, sparsely vegetated, <60% tree cover	**Studies Confirm:** any listed plant species, <50% exotic or introduced species **Areas of SWH Defined As:** ELC	The required ELCs are not present within the study area. Further discussion is not provided.
Alvar	**Indicator Species**: Penstemon hirsutus, Panicum philadelphicum, Scutellaria parvula, Rhus aromatica, Monarda fistulosa, Senecio pauperculus	ALO1, ALS1, ALT1, FOC1, FOC2, CUM2, CUS2, CUT2-1, CUW2	Level calcerous bedrock, rock pavement, overlain by thin veneer of soil, <60% tree cover	**Studies Confirm:** alvar >0.5ha, ≥1 Indicator species, <50% exotic or introduced species **Areas of SWH Defined As:** n/a	The required ELCs are not present within the study area. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Old Growth Forest	Undisturbed, mosaic of canopy gaps creating multi-layered canopy	Long-lived forest within: G011-G015, G017-G018, G023, G027, G033, G036, G039-G042, G048, G051, G054-G058, G064, G066, G069, G071-G075, G081, G084, G087, G089-G091, G103, G105-G107, G113, G115, G118, G120-G124	Undisturbed forest with mosaic of canopy gaps creating multi-layered canopy, stands ≥30ha **or** with ≥10ha interior habitat assuming 100m edge buffer	**Studies Confirm:** dominant trees are >140 years old, no recognizable forestry activates **Area of SWH Defined As:** combined ecosites or ecoelements containing old growth characteristics	The subject property and adjacent lands contain abundant signs of historic logging (logging roads, cut stumps). Further discussion is not provided.
Bog	Sphagnum mosses, ericaceous shrubs, sedges	G126, G137-G138	Nutrient poor, water table near surface, isolated from mineral soil waters, any size bog	**Studies Confirm:** bog ELC **Area of SWH Defined As:** bog ELC	The required ELCs are not present within the study area. Further discussion is not provided.
Tallgrass Prairie	**Indicator Species:** Andropogon gerardii, Spartina pectinata **Characteristic Species:** Bromus kalmii, Ceanothus herbaceus, Lechea intermedia, Monarda fistulosa, Penstemon hirsutus, Polygala polygama, Rudbeckia hirta, Sorghastrum nutans, Viola fmbriatula	TP01, TP02, ES10	<25% tree cover, dominated by prairie species including grasses, must not be dominated by exotic or introduced species	**Studies Confirm:** ≥1 Indicator species, and ≥2 Characteristic species **Area of SWH Defined As:** ELC containing prairie	The required ELCs are not present within the study area. Further discussion is not provided.
Savannah	See Appendix N of the Significant Wildlife Habitat Technical Guide.	TPS1, TPS2, TPW1, TPW2, CUS2	Prairie species in open areas, forest species beneath tree canopy, 25-60% canopy cover, restored or natural site, no minimum size	**Studies Confirm:** listed savannah plants **Area of SWH Defined As:** ELC containing savannah	The required ELCs are not present within the study area. Further discussion is not provided.
Rare Forest Type: Red Spruce	Red Spruce	G036, G051, G066, G084, G086, G100, G102, G116, G117	No minimum size	**Studies Confirm:** ≥10% red spruce **Area of SWH Defined As:** ELC ecosites containing red spruce dominated stand	Red Spruce were not observed during RiverStone's site investigations. Further discussion is not provided.
Rare Forest Type: White Oak	White Oak	G017, G041, G057, G072, G090, G106, G121	No minimum size	**Studies Confirm:** ≥10% white oak **Area of SWH Defined As:** ELC ecosites containing white oak dominated stand	Although White Oak was observed on the subject property it does not form at or more than 10% of the canopy. Further discussion is not provided.
Specialized Habitats for Wildlife					

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Waterfowl Nesting Area	American Black Duck, Northern Pintail, Northern Shoveler, Gadwall, Blue-winged Teal, Green-winged Teal, Wood Duck, Hooded Merganser, Common Merganser, Red-breasted Merganser, Mallard, Canada Goose, American Wigeon, Bufflehead, Common Goldeneye	Upland habitat adjacent to G129-G135, G142-G152	Area extending 120m from a >0.5ha wetland, or a cluster of ≥3 <0.5ha wetlands, upland areas are at least 120m wide, trees >40cm dbh with nesting cavities	**Studies Confirm:** ≥3 nesting pairs from listed species excluding Mallards, **or** ≥10 nested pairs including Mallards, **or** nesting American Black Ducks **Area of SWH Defined As:** wetland and 120m boundary, boundary size may vary to provide enough nesting habitat	The required species were not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Bald Eagle and Osprey Nesting, Foraging and Perching Habitat	Osprey **Special Concern**: Bald Eagle	Forest communities adjacent to riparian areas	Forested shorelines along lakes, ponds, rivers, or wetlands Osprey: nest at the top trees Bald Eagle: nest in notch of a super canopy tree	**Studies Confirm:** ≥1 active nests in the area, nest must be used annually, must be inactive ≥3 years to be non-significant **Area of SWH Defined As:** active Osprey nest and 300m radius or contiguous woodland stand, active Bald Eagle nest and 400-800m radius plus perching and foraging habitat	The required species were not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Woodland Raptor Nesting Habitat	Red-tailed Hawk, Great Horned Owl, Broad-winged Hawk, Sharp-shinned Hawk, Merlin, Barred Owl, Red-shouldered Hawk, Coopers Hawk, Northern Goshawk	All forested Ecosites, also forested swamps: G128-G133	Natural or conifer plantation stands, stick nests found in conifer, deciduous, or mixed forests; Barred Owl, Great Horned Owl, and Merlin nest in cavities	**Studies Confirm:** ≥1 active nests from listed species **Area of SWH Defined As:** active Red-shouldered Hawk and Northern Goshawk nest and 400m radius or 28ha of suitable habitat, active Barred Owl nest and 200m radius, active Broad-winged Hawk, Coopers Hawk, Great Horned Owl, Red-tailed Hawk nest and 100m radius, active Merlin and Sharp-shinned Hawk nest and 50m radius	Broad-winged Hawk, Red-shouldered Hawk, and Barred Owl were observed during RiverStone's breeding bird surveys. However, no signs of nesting were observed. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Turtle and Lizard Nesting Areas	Midland Painted Turtle **Special Concern**: Northern Map Turtle, Snapping Turtle, Five-lined Skink	**Turtles**: G138, G140-G149 **Skink:** G056-G059, G070-G076, G087-G092, G103-G108, G118-G125	**Turtles:** Close to water with open, sunny areas containing sand and gravel turtles can dig in, does not include road shoulders **Skink:** logs, stumps, loose rock in partially wooded areas	**Studies Confirm:** ≥5 nesting Midland Painted Turtles, or ≥1 nesting Northern Map Turtle or Snapping Turtle **Area of SWH Defined As:** area/areas with exposed mineral soils plus a 30-100m radius, including travel routes from wetland to nesting area, Skink nest plus 30m radius	Although an appropriate ELC code is present within the study area, open sunny areas with diggable substrates that are not road shoulders are not present. RiverStone also did not observe turtles during our site investigations. Further discussion is not provided.
Seeps and Springs	Wild Turkey, Ruffed Grouse, Spruce Grouse, Moose, White-tailed Deer, Salamander spp.	Any forested ecosite near headwaters	Forested area with <25% meadow/field/pasture within headwaters of river or stream	**Studies Confirm:** ≥2 seeps/springs **Area of SWH Defined As:** area containing seeps/springs	Although some of the indicator species were observed on the subject property, seeps and springs were not observed. All water entering the subject property appears to be overland flow. Further discussion is not provided.
Aquatic Feeding Habitat	Moose, White-tailed Deer	Any forested ecosite next to water	Areas providing an abundance of submerged aquatic vegetation such as Pondweeds, Water Milfoil, and Yellow Water Lily, adjacent stands of lowland conifer or mixed woods	**Studies Confirm:** observed or demonstrated moose use **Area of SWH Defined As:** wetland and 120m of adjacent forest	Moose were not observed within the study area and appropriate feeding habitat is absent. Further discussion is not provided.
Mineral Licks	Moose, White-tailed Deer	Any forested ecosite	Upwelling groundwater and seepage in a forest habitat	**Studies Confirm:** confirmed mineral lick **Area of SWH Defined As:** mineral lick and 120m radius or wetland/seep/spring containing mineral lick and 100-200m radius of undisturbed contiguous forest	Areas of groundwater seepage were not observed on the subject property. All water entering the subject property appears to be overland flow. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Denning Sites for Mink, Otter, Marten Fisher and Eastern Wolf	Mink, Otter, Marten, Fisher, **Special Concern**: Eastern Wolf	Any forested ecosite	**Mink:** shorelines dominated by coniferous and mixed forests, old muskrat lodges **Otter:** undisturbed shorelines along waterbodies with productive fish populations, abundant downed woody debris, old beaver lodges or log jams, crevices in rock piles **Marten and Fisher:** large tracts of coniferous or mixed forest, cavities in large trees or under downed woody debris	**Studies Confirm:** known active site **Area of SWH Defined As:** active denning site and 100m radius, active wolf den and 200m radius	The study area does not contain shoreline habitat and therefore does not contain habitat for Mink or Otter. Forest on the subject property is deciduous dominated and does not contain habitat for Marten or Fisher. There are no records of Eastern Wolf in the study area, and this species tends to avoid developed areas. Further discussion is not provided.
Amphibian Breeding Habitat (Woodland)	Eastern Newt, Blue-spotted Salamander, Spotted Salamander, Four-toed Salamander, Northern Two-lined Salamander, Spring Peeper, Wood Frog, American Toad	Any forested ecosite with permanent, seasonal, or ephemeral ponds in or adjacent to the woodland	Wetland or pond >500m^2 within 120m of woodland	**Studies Confirm:** breeding population of ≥1 listed newt/salamander species **or** ≥2 listed frog species with at least 20 individuals (adults or egg masses) **or** ≥2 listed frog species with Call Level Codes of 3 **Area of SWH Defined As:** wetland plus 230m radius of woodland, including travel corridor	RiverStone observed frog eggs in two vernal pools in the south of the property. These egg masses could not be identified to species. However, Spring Peeper was observed on the subject property. Anuran calling surveys were not part of RiverStone's field program, so it is not possible to confirm that this significant wildlife habitat is present. However, candidate habitat is present. Further discussion is provided in the report.
Amphibian Breeding Habitat (Wetlands)	Eastern Newt, American Toad, Spotted Salamander, Four-toed Salamander, Blue-spotted Salamander, Gray Treefrog, Western Chorus Frog, Northern Leopard Frog, Pickerel Frog, Green Frog, Mink Frog, Bullfrog	G129-G135, G142-G152	Wetland or pool >500m^2, may include small or ephemeral habitats, may contain shrubs and logs, bullfrogs require permanent water bodies with emergent vegetation	**Studies Confirm:** breeding population of 1 or more listed newt/salamander species **or** 3 or more of the listed frog/toad species with at least 20 individuals (adults or egg masses) **or** 3 or more of the listed frog/toad species with Call Level Codes of 3 **or** confirmed breeding Bullfrogs **Area of SWH Defined As:** wetland ELC and shoreline	An individual Pickerel Frog was observed on the subject property, and salamander egg masses were observed in one of the G130Tt Intolerant Hardwood Swamp communities. However, the salamander eggs could not be identified to species. Anuran calling surveys were not part of RiverStone's field program, so it is not possible to confirm that this significant wildlife habitat is present. However, candidate habitat is present. Further discussion is provided in the report.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Mast Producing Areas	Black Bear, White-tailed Deer, Wild Turkey, Ruffed Grouse	G015, G017, G019, G027-G028, G041-G043, G057, G059, G072, G090, G106, G108, G121	Mature forests >0.5ha with large Beech and Red Oak trees, other important trees are Hickory, Basswood, Black Cherry, Ironwood, Mountain Ash, Pin Cherry, Butternut, important shrubs are Blueberries, wild Blackberry, Serviceberry, Raspberry, Beaked Hazel, Choke Cherry, Hawthorn	**Studies Confirm:** >50% mast producing species >40-65cm dbh **or** an opening within a forest ELC with 50% ground cover of mast producing shrubs **Area of SWH Defined As:** mast producing area of ELC	The required ELCs are not present within the study area. Further discussion is not provided.
Habitats of Species of Conservation Concern					
Marsh Bird Breeding Habitat	American Bittern, Sora, Red-necked Grebe, Pied-billed Grebe, Redhead, Ring-necked Duck, Lesser Scaup, Ruddy Duck, Common Moorhen, American Coot, Wilson's Phalarope, Common Loon, Sandhill Crane, Green Heron, Sedge Wren, Marsh Wren, Trumpeter Swan **Special Concern**: Yellow Rail, Black Tern	G138-G152 **Green Heron:** G138-G152, G129-G36	Shallow water with emergent vegetation **Green Heron:** edge of sluggish streams, ponds, marshes sheltered by shrubs and trees	**Studies Confirm:** ≥5 nesting pairs of Sedge Wren or Marsh Wren **or** 1 pair of Sandhill Cranes, **or** breeding by ≥5 of any combination of the listed species, **or** ≥1 pairs of Trumpeter Swans, Black Terns, Green Herons, or Yellow Rails **Area of SWH Defined As:** area of ELC used for breeding	The required species were not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Open Country Bird Breeding Habitat	Upland Sandpiper, Grasshopper Sparrow, Vesper Sparrow, Northern Harrier, Savannah Sparrow **Special Concern**: Short-eared Owl	G008-G009, G020-G021, G029-G031, G044-G046, G060-G062, G077-G079, G093-G095, G109-G111	Grassland areas >30ha	**Studies Confirm:** nesting/breeding of ≥2 listed species **or** ≥1 breeding Short-eared Owls **Area of SWH Defined As:** contiguous grassland ELC	The required ELCs are not present within the study area. Further discussion is not provided.
Shrub/Early Successional Bird Breeding Habitat	Willow Flycatcher, Brown Thrasher, Blue-winged Warbler, Tennessee Warbler, Prairie Warbler, Eastern Towhee, Clay-coloured Sparrow, Field Sparrow **Special Concern**: Golden-winged Warbler	G009-G010, G021-G022, G031-G032, G046-G047, G062-G063, G079-G080, G095-G096, G111-G112, G134-G135	Large fields >30ha succeeding to shrub and thicket	**Studies Confirm:** nesting/breeding of ≥2 listed species **or** breeding Golden-winged Warblers **Area of SWH Defined As:** contiguous field/thicket ELC	The required ELCs are not present within the study area. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
Special Concern and Rare Wildlife Species	Species tracked by NHIC	n/a	ELC surrounding recorded occurrence	**Studies Confirm:** confirmation special concern and rare species is present **Area of SWH Defined As:** area of habitat to the finest ELC scale that protects habitat form and function	Special concern species were observed during RiverStone's breeding bird surveys. Further discussion is provided in the report.
Animal Movement Corridors					
Amphibian Movement Corridors	Eastern Newt, Blue-spotted Salamander, Spotted Salamander, Gray Treefrog, Spring Peeper, Western Chorus Frog, Wood Frog, Northern Leopard Frog, Pickerel Frog, Green Frog, Mink Frog, Bullfrog, American Toad	Any ecosite associated with water	Corridor linking summer and breeding habitat	**Studies Confirm:** confirmed Amphibian Breeding Habitat- Wetland, at least 15m of vegetation on both sides of waterway **or** up to 200m wide **Area of SWH Defined As:** corridor is part of buffer surrounding Amphibian Breeding Habitat- Wetland	Amphibian breeding habitat has not been confirmed on the subject property, although candidate habitat is present. Further discussion is provided in the report.
Cervid Movement Corridors	White-tailed Deer, Moose	Any forested ecosite	Identified by MNRF, follow riparian areas, woodlots, ravines, or ridges	**Studies Confirm:** confirmed Deer Wintering Habitat **or** Moose Aquatic Feeding Area **or** Mineral Lick Habitat **Area of SWH Defined As:** corridors at least 200m wide with gaps <20m, with 15m of vegetation on both sides of waterways	Deer wintering habitat, moose aquatic feeding area, and mineral lick habitat is not present within the study area. Further discussion is not provided.
Furbearer Movement Corridor	Mink, Otter	Any forested ecosite adjacent to shoreline habitats	n/a	**Studies Confirm:** confirmed Denning Sites for Mink, Otter, Marten, Fisher and Eastern Wolf **Area of SWH Defined As:** n/a	Denning sites are not present within the study area. Further discussion is not provided.
Significant Wildlife Habitat Exceptions for Ecodistricts within EcoRegion 5E					

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Ecoregion 5E[1]	Species	Candidate SWH Habitat - ELC Ecosites	Candidate Significant Wildlife Habitat - Habitat Criteria	Confirmed Significant Wildlife Habitat	Discussion
5E-11 Rare Forest Types: Jack Pine	Jack Pine	G012, G023, G034-G035, G049, G065, G068, G082-G083, G098-G099, G114	No minimum size, plantations are not significant	**Studies Confirm**: ≥40% jack pine **Area of SWH Defined As**: ELC containing jack pine	The required ELCs are not present within the study area. Further discussion is not provided.
5E-13 Late Winter Moose Habitat	Moose	G012-G014, G024-G026, G035-G038, G050-G053, G066-G068, G083-G086, G099-G102	Dense conifer cover with >50% canopy closure and >10m in height, stands >50ha dominated by >10m trees, gentle to moderately rugged sites with deep soils	**Studies Confirm**: moose **or** moose tracks/sign in March and April **Area of SWH Defined As**: forest ELC containing moose	The required ELCs are not present within the study area. Further discussion is not provided.

*as per Significant Wildlife Habitat Criteria Schedules for Ecoregion 5E (January 2015)

[1]Shaded rows denote habitat categories that may be present within a study area.

Species	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
American Bumble Bee (*Bombus pensylvanicus*)	The American Bumble Bee is at the northern edge of its range in Ontario. They use open habitats such as farmlands, meadows, and grasslands. They nest in dense long grass, abandoned rodent burrows, and abandoned birds' nests. Queens overwinter underground in compost piles and rotting logs.	YES	NO	NO	NO	The study area does not contain appropriate open habitats for American Bumble Bee. Further discussion is not provided.
Bald Eagle (*Haliaeetus leucocephalus*)	The Bald Eagle's range in Ontario concentrates around the Great Lakes. Their habitat is along the shorelines of lakes and rivers. They nest in super-canopy trees (White Pine and Trembling Aspen) on peninsulas and islands that provide a nest area, perches, and open flight paths. They prefer large lakes with long shorelines, shallow areas, and high fish diversity.	YES	YES, eBird records	YES	YES	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Barn Swallow (*Hirundo rustica*)	The Barn Swallow forages in open to semi-open agricultural, residential, and aquatic habitats that provide abundant insect prey. Nests are mostly in man-made structures (e.g., buildings, bridges) but can occur in caves and under cliff overhangs. Nesting is almost always colonial and birds have high fidelity to nest sites.	YES	YES, OBBA and eBird records	NO	POSSIBLE	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Canada Warbler (*Cardellina canadensis*)	The Canada Warbler is a small forest songbird that nests on the ground in moist boreal and mixedwood habitats. They breed below the tree line in Ontario. They prefer forests with dense shrub layers that provide cover and perches. They are found in forested swamps, shrub thicket swamps, riparian woodlands, moist forests, brushy ravines, open and treed muskeg, and mature forests with canopy gaps.	YES	YES, OBBA	YES	YES	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Common Five-lined Skink (Southern Shield) (*Plestiodon fasciatus*)	The Common Five-lined Skink is Ontario's only lizard species and has isolated populations in the Carolinian zone and the Southern Shield. Their Southern Shield habitat is open rock outcrops in mixed coniferous and deciduous forests. They use loose cover rocks on top of bedrock and soil/moss/lichen for breeding and shelter and hibernate in cracks in the bedrock. They tend to be found near temporary or permanent water sources.	YES	NO	NO	NO	The study area does not contain open rock outcrops appropriate for Common Five-lined Skink. Further discussion is not provided.
Common Nighthawk (*Chordeiles minor*)	Common Nighthawks are nocturnal aerial insectivores that breed in Canada, the US, and Mexico. They nest in open areas and on top of flat open rooftops and can be found in natural and anthropogenic habitats. They require open areas with an abundance of flying insects to forage, and nest and roost in open areas that provide an escape route. Nests are on the ground near but not in shade.	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Eastern Musk Turtle (*Sternotherus odoratus*)	The Eastern Musk Turtle is mostly found along the shores of the Great Lakes and the southern edge of the Canadian Shield. They nest in or on vegetation or substrates near aquatic areas. They overwinter communally by burrowing into soft substrates.	YES	YES, Herp Atlas	NO	NO	Wetland habitat within the study area does not contain appropriate open water habitat for Eastern Musk Turtle. Further discussion is not provided.

[1]Shaded rows denote species or communities for which negative impacts have been deemed possible.

Species	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Eastern Ribbonsnake (*Thamnophis sauritus*)	Only one subspecies of the Eastern Ribbonsnake is present in Ontario, at the northern limit of the species' range. Eastern Ribbonsnakes are found along the shorelines of open wetlands in southern Ontario, the Bruce Peninsula, and the southern edge of the Shield.	YES	NO	YES	YES	Although there is a small open wetland in the northwest property corner, Eastern Ribbonsnake were not observed during RiverStone's site investigations. Further discussion is not provided.
Eastern Whip-poor-will (*Antrostomus vociferus*)	The Eastern Whip-poor-will forages in open natural and anthropogenic habitats and nests in semi open forests and forest edges with well-drained soils and moderate vegetation cover. Habitat immediately at the nest will be a short herbaceous plant, shrub, or sapling providing cover and shade with nearby perches for adults.	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Eastern Wood Pewee (*Contopus virens*)	The Eastern Wood-pewee nests along the edge of deciduous and mixed forests. They prefer forests dominated by sugar maple, elm, and oak and use forest edges and clearings to forage for insects. They prefer an open understory. Their Ontario breeding range is south of boreal forest where deciduous and mixed forests are dominant.	YES	YES, NHIC and OBBA	YES	YES	Eastern Wood-pewee was observed during RiverStone's breeding bird surveys. However, this species was not confirmed to be breeding on the subject property. Further discussion is not provided.
Evening Grosbeak (*Coccothraustes vespertinus*)	The Evening Grosbeak is found north of Lake Simcoe. They range extends from Canada into the United States and Mexico. Their habitat is mature boreal and other conifer-dominated forests where they can feed on spruce budworm, fir seeds, and fruit. During the winter they can be found further south than their breeding range.	YES	YES, OBBA and eBird records	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Golden-winged Warbler (*Vermivora chrysoptera*)	The Golden-winged Warbler uses forests for nesting and foraging. Their Ontario range is north of Hamilton to the north shore of Lake Huron. They prefer areas with 50-75% forest cover with at least 50% deciduous or mixed forest and <30% coniferous forest. They nest in early successional habitat composed of shrubs, herbs, saplings, and scattered mature trees. They will use early successional habitat created by either human or natural disturbance.	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Grasshopper Sparrow (*Ammodramus savannarum*)	The Grasshopper Sparrow nests in medium to large grasslands (at least 6 ha) surrounded by other grasslands and pastures but will also use cereal crops and corn as habitat. They prefer grassland species adapted to poor, dry soil and landscapes with minimal shrub and herb cover. Their range in Ontario is south of Lake Nipissing.	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Monarch (*Danaus plexippus*)	Monarch rely on milkweed species for egg laying and larvae development. Pupae are attached away from the host plant, and adults range widely. Adults feed on wildflowers, and Monarch can be found in Southern Ontario and along the north shore of the Great Lakes. During migration Monarchs roost in large trees along the shoreline of the Great Lakes.	YES	YES, Ento Atlas	NO	NO	The study area does not contain open habitat containing milkweed. Further discussion is not provided.

[1]Shaded rows denote species or communities for which negative impacts have been deemed possible.

Species	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Northern Brook Lamprey (*Ichthyomyzon fossor*)	The Northern Brook Lamprey is found in the Great Lakes, St. Lawrence, Ottawa River, and Lake Nipissing watersheds. Adults spawn in sand or gravel above riffles in moderate to large streams between 13 and 19C in the spring. Larvae are sedentary and burrow into sand and silt deposits within warmwater tributaries and warm headwaters.	YES	NO	NO	NO	Watercourses on the subject property are not accessible by fish and do not contain the characteristics necessary for spawning by Northern Brook Lamprey. Further discussion is not provided.
Northern Map Turtle (*Graptemys geographica*)	The Northern Map Turtle is found in Southern Ontario and the Ottawa Valley. They forage in aquatic vegetation along undeveloped shorelines and bask on structures and shorelines near deeper water. They breed in water near their overwintering sites, which have a slight current and oxygen-rich water with sand or gravel substrates. Nests are dug near the shore in full sun.	YES	NO	NO	NO	Deep water is not present within the study area. Further discussion is not provided.
Olive-sided Flycatcher (*Contopus cooperi*)	The Olive-sided Flycatcher's breeding range is coniferous and coniferous-dominated forests, and they breed in nearly all of Ontario. They forage for insects in canopy gaps and need open canopies created by disturbance or wetland pockets. Their nests are near the tips of conifer branches.	YES	YES, OBBA	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Peregrine Falcon (*Falco peregrinus*)	The Peregrine Falcon is found along the Great Lakes and in Southern Ontario. They nest on cliff-faces but are indiscriminate about nesting habitat and will use natural or man-made ledges and nest boxes. Their breeding habitats must provide abundant prey (ex., seabird colonies, shorebird and waterfowl staging and nesting areas, or areas with high numbers of pigeons).	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Red-necked Phalarope (*Phalaropus lobatus*)	Red-necked Phalarope are circumpolar breeders that overwinter in Central and South America. They migrate through southern Ontario. They stopover in wetlands, waterbodies, sewage lagoons, and flooded fields.	YES	NO	YES	YES	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Silver Lamprey (*Ichthyomyzon unicuspis*)	The Silver Lamprey is found in the Great Lakes and St. Lawrence drainages. They require clear water and unrestricted watercourses with clean sand, silt, and organic substrates. Eggs need temperatures ≥ 18 C to develop.	YES	NO	NO	NO	Watercourses on the subject property are obstructed and are not accessible by fish. Further discussion is not provided.
Snapping Turtle (*Chelydra serpentina*)	The Snapping Turtle is found south of Wawa and Kirkland Lake. They prefer slow-moving water with soft mud and abundant vegetation. They are found along shorelines, in streams, and in wetland complexes. Nests are dug into gravel or sand banks near water. They will use anthropogenic structures and waterbodies as habitat. They are highly tolerant to pollution.	YES	YES, NHIC and Herp Atlas	NO	NO	There is limited open water within the study area and this area is shallow. Turtles were also not observed during RiverStone's site investigations. Further discussion is not provided.

[1]Shaded rows denote species or communities for which negative impacts have been deemed possible.

Species	General Description of Habitat and Range	Is the study area within the current known range of the species.	Do applicable databases contain records for this species within or adjacent to the study area.	Is suitable habitat present within the study area.	Is suitable habitat present within lands adjacent to the study area.	Discussion of relevance to proposal
Wood Thrush (*Hylocichla mustelina*)	Wood Thrush deciduous and mixed forest breeding habitat must include (lower elevations, trees >16m, >70% canopy closure, high deciduous tree diversity, moderate subcanopy and shrub density, shade, open forest floor, moist soil, decaying leaf litter). They prefer mosaics and second-growth forests.	YES	YES, NHIC and OBBA	YES	YES	Wood Thrush were observed during RiverStone's breeding bird surveys. However, this species was not confirmed to be breeding on the subject property. Further discussion is not provided.
Yellow Rail (*Coturnicops noveboracensis*)	Yellow Rail breed in central Ontario around the Great Lakes and along Hudson and James Bay. They live in shallow wetlands, generally > 10 ha, with grass-like vegetation and will use damp hay fields or meadows, floodplains, bogs, upper levels of estuaries, salt marshes, shallow prairie wetlands, and wet montane meadows.	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.
Yellow-banded Bumble Bee (*Bombus terricola*)	The Yellow-banded Bumble Bee is found south of the tree line, and they are less common south and west of Kitchener-Waterloo. They use open habitats and forest openings and are limited by their requirement for nectar sources from April to September. Colonies nest in rodent burrows and mated females overwinter in loose soil or rotting logs.	YES	NO	NO	NO	This species was not observed during RiverStone's breeding bird surveys. Further discussion is not provided.

[1]Shaded rows denote species or communities for which negative impacts have been deemed possible.

Appendix 8. Severance Development Sketch

RIVERSTONE
ENVIRONMENTAL SOLUTIONS INC.

CARTER'S LANDING ROAD

137.7m [451.9' ±]

134.6m [441.5' ±]

LOT 2
AREA = 21,034.1m²
[2.10 Ha] [5.20 Ac] ±

PART 1

95.0m [311.8' ±]

LOT 3
AREA = 13,311.1m²
[1.33 Ha] [3.28 Ac] ±

153.0m [502.0' ±]

30.0m [98.5' ±]

LOT 1
AREA = 27,981.0m²
[2.79 Ha] [6.91 Ac] ±

220.8m [724.4' ±]

81.0m [265.9' ±]

241.8m [793.4' ±]

OTTER LAKE ROAD

214.7m [704.4' ±]

ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 20 and 21

LOT 4
AREA = 16,404.4m²
[1.64 Ha] [4.05 Ac] ±

79.8m [261.6' ±]

78.1m [256.3' ±]

APPROVED ROAD

79.0m [259.1' ±]

78.6m [258.0' ±]

52.0m [170.6' ±]

0m [262.5' ±]

82.2m [269.6' ±]

LOT 5
AREA = 40,155.5m²
[4.01 Ha] [9.92 Ac] ±

138.8m [455.3' ±]

72.0m
236.2' ±]

71.7m
[235.3' ±]

86.8m
[284.8' ±]

133.4m [437.8' ±]

41.1m
[134.8' ±]

30.0m
[98.4' ±]

113.7m [373.1' ±]

120.3m [394.6' ±]

LOT 6
AREA = 18,647.3m²
[1.86 Ha] [4.60 Ac] ±

PART 1

LOT 11
AREA = 40,804.2m²
[4.08 Ha] [10.08 Ac] ±

319.7m [

167.3m [549.0' ±]

DEVELOPMENT INFORMATION

PLAN NUMBER 42R-21650 & 42R-11898
PART OF LOT 21, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF FOLEY
TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND

GOLDEN LOVENEST INC. (TSAI)

DISCLAIMER

THIS DRAWING IS INTENDED SOLELY FOR ILLUSTRATIVE PURPOSES.

THE BASE MAPPING HAS BEEN COMPILED FROM EXTERNAL SOURCES, AND THE INFORMATION DEPICTED IS APPROXIMATE IN NATURE.

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PLANSCAPE
BUILDING COMMUNITY THROUGH PLANNING

SCALE	PROJECT NO.	DATE	BY
1 : 3 000	174400	JUNE 25, 2026	JT

BASE MAP SOURCE:
L.U. MAUGHAN COMPANY LIMITED - 42R-11898
T.A. BUNKER O.L.S. - 42R-21650
RIVERSTONE ENVIRONMENTAL SOLUTIONS INC.

Shore/Concession Road Allowances

Prepared for: Mayor and Members of Council

Subject: Shore Road Allowance Application (Sullivan)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: November 2nd, 2026 **Report No**: PL-2026-114

Executive Summary:

RAS-2025-0006-F is an application to purchase the Shore Road Allowance (SRA) in front of the subject lands at 10 Shady Lane on Otter Lake.

Staff recommend that Council pass By-law 2026-095 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 (Sullivan)

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: November 2nd, 2026 **Report No**: PL-2026-114

Recommendation:

That Council pass By-law 2026-095 to close and stop up part of the Original Shore Road Allowance (Part 1 of Plan 42R-23066) in front of the subject lands at 10 Shady Lane, and to transfer the Shore Road Allowance to the abutting owner,

Background & Analysis:

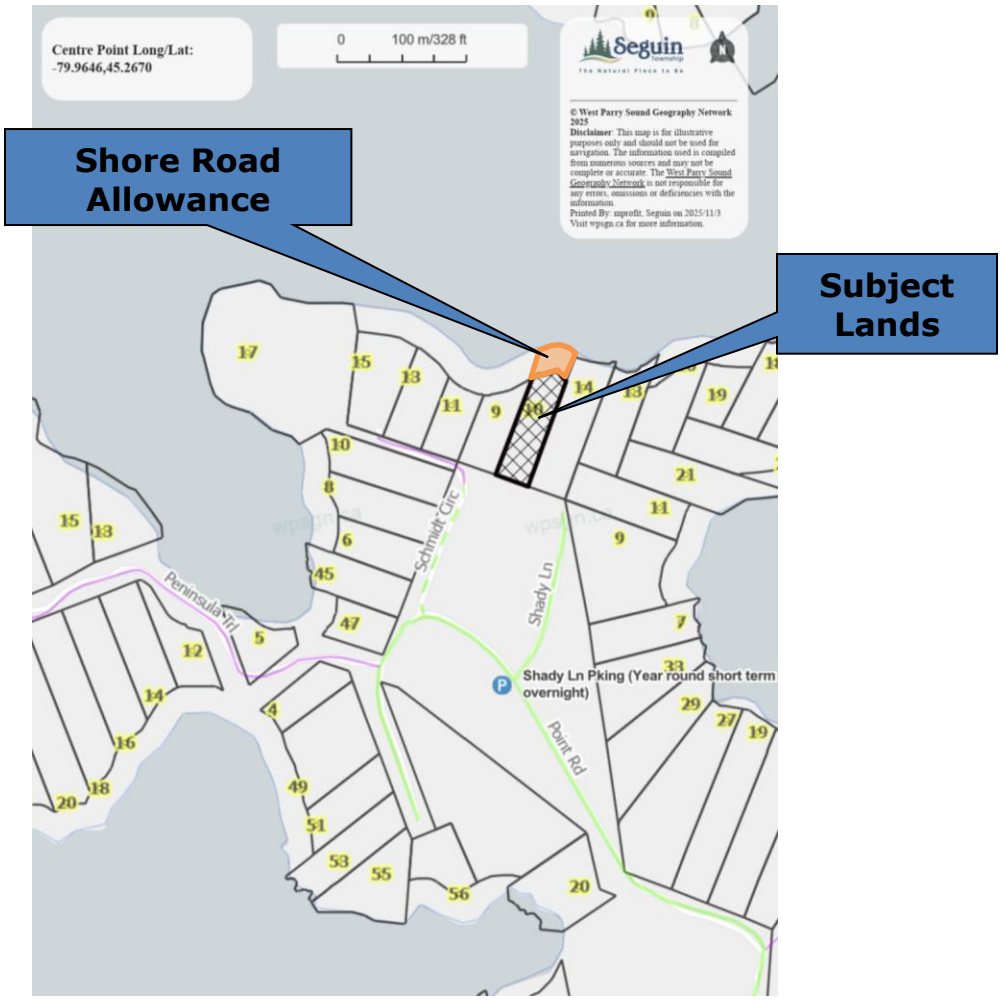
APPLICATION NO:	Shore Road Allowance RAS-2025-0006-F
Applicants:	Linda Sullivan
Subject Lands:	PCL 11999 SEC SS; PT BROKEN LT 25 CON 3 FOLEY PT 5 PSR3; T/W PT 3 42R3394 AS IN LT95896; SEGUIN
Civic Address:	10 Shady Lane
Roll No.:	49-03-030-005-09100

On December 9th, 2025, 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 25, Concession 3, designated as Part 1 according to Plan 42R-23066.

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 east were not required as the lot line has been established, and consent from the abutting neighbours to the west has been obtained.

FIGURE 1: KEY MAP



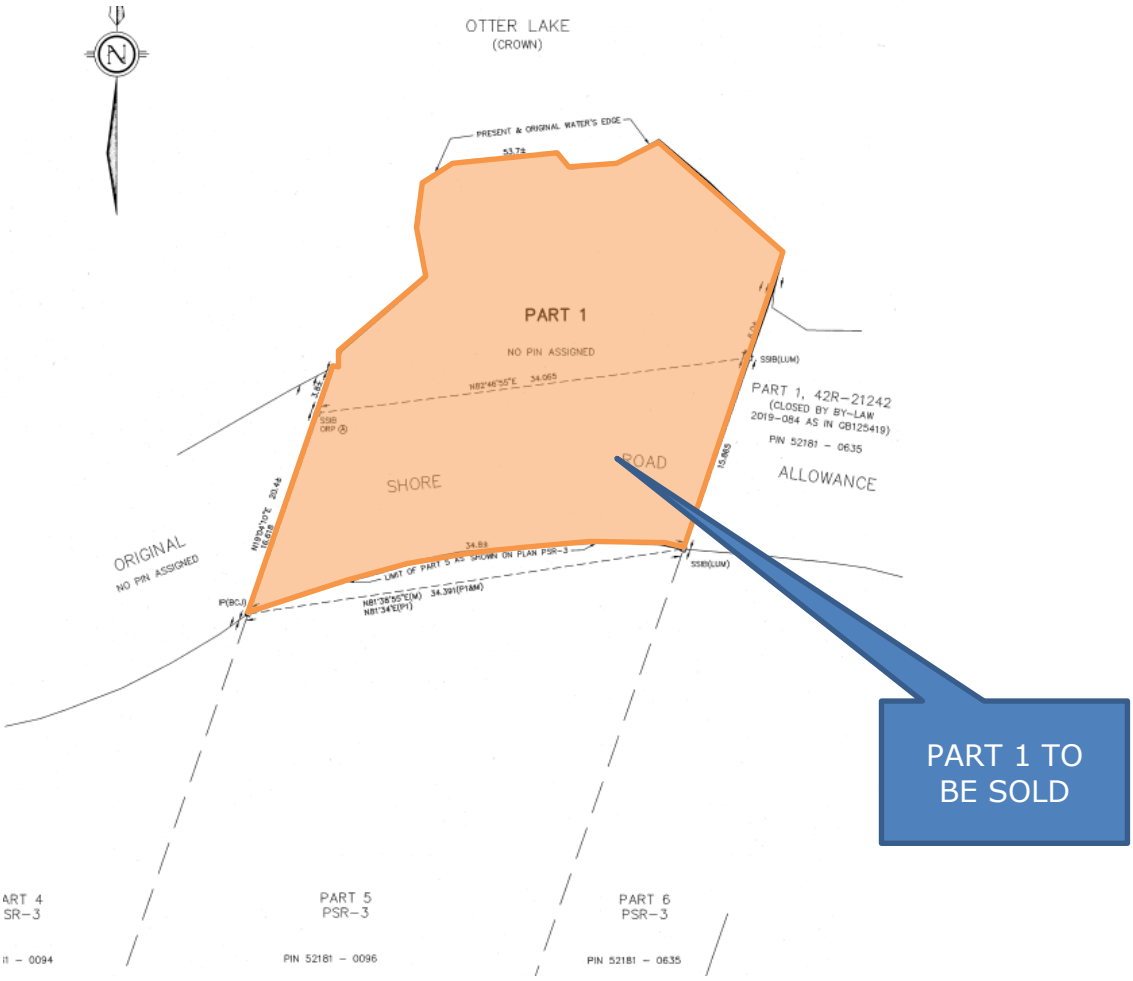
In 2013, Council directed Staff to review the policy and procedures for the closing of Shore Road Allowances, and directed staff to proceed with the following approach:

> *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 1 on registered

plan 42R-23066. A draft of the Restrictive Covenant is attached in Schedule B of this report.

FIGURE 2: 42R-23066 (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 $2,800.00.

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 2026-095 (Schedule A) to close, stop up, and transfer those parts of the Original Shore Road Allowance designated as Part 1 of Plan 42R-23066 in front of the subject property. By-law 2026-095 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 2026-095
Schedule B – Draft Restrictive Covenants Agreement

MP/TE/JI

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-095

TO CLOSE AND STOP UP THE ORIGINAL SHORE ROAD ALLOWANCE LAID OUT ALONG THE SHORES OF OTTER LAKE, IN FRONT OF LOT 25, CONCESSION 3, IN THE GEOGRAPHIC TOWNSHIP OF FOLEY, NOW TOWNSHIP OF SEGUIN, IN THE DISTRICT OF PARRY SOUND, BEING DESIGNATED AS PART 1, ACCORDING TO PLAN 42R23066.
AND TO SELL PART 1 ACCORDING TO PLAN 42R23066.

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 1 according to Plan 42R23066 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 1 according to Plan 42R23066.

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.

DRAFT

2. THAT upon and after passing of this By-law that part of the road allowance designated as Part 1 according to Plan 42R23066, 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 November 2, 2026.

Certified to be a true copy of
By-law No. 2026-095 passed in
Council, this 2nd day of November, 2026

_____
ANN MACDIARMID, Mayor

_____
CRAIG JEFFERY, Clerk

_____
CRAIG JEFFERY, Clerk

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SCHEDULE A

Part of the original shore road allowance laid out along the shores of Otter Lake, in front of Lot 25, Concession 3, in the Geographic Township of Foley, now Township of Seguin, in the District of Parry Sound, being designated as Part 1, according to Plan 42R23066.

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RESTRICTIVE COVENANTS

MADE IN TRIPLICATE this day of , 2026

BETWEEN:

LINDA DIANNE SULLIVAN
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 25, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF FOLEY; PART 1 ON PLAN 42R23066; 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,

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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

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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 LINDA DIANNE SULLIVAN

By the TOWNSHIP on the _____day of _____, 2026

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

_____

ANN MACDIARMID, Mayor

_____

CRAIG JEFFERY, Clerk

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Staff Reports

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment R-2026-0015-H (Sandy Bay Vacations Inc.)

From: Bradie Debes, RPP, Planner, Planning Department

Agenda Date: November 2, 2026 **Report No:** PL-2026-103

Executive Summary:

The purpose of the proposed Zoning By-law Amendment 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 boathouse height and boathouse eave height.

Concerns were raised at the public meeting on September 21, 2026 regarding conformance with the Official Plan policies.

Staff recommend that a decision be deferred to allow the applicant time to adjust their plans in accordance with the Official Plan policies.

Prepared for: Mayor and Members of Council

Subject: Zoning By-law Amendment R-2026-0015-H (Sandy Bay Vacations Inc.)

From: Bradie Debes, Planner, Planning Department

Agenda Date: November 2, 2026 **Report No:** PL-2026-103

Recommendation:

That Council direct that a decision on Zoning By-law Amendment Application R-2026-0015-H be deferred so the applicant can adjust their plans in accordance with the Official Plan policies.

Staff have included alternatives in this report that Council may also consider.

Background & Analysis:

Zoning By-law Application:	R-2026-0015-H
Owners:	Sandy Bay Vacations Inc.
Agent:	John Jackson Planner Inc.
Civic Address:	36 Farm Sandy Bay Drive
Roll No.	4903-010-001-00255

Proposal:

The applicants wish to construct a 165 square metre, two-storey boathouse along the shoreline of Lake Rosseau. The boathouse is proposed at a setback of 20 metres from the eastern lot line.

The purpose of the proposed Zoning By-law Amendment is to amend the Limited Service Residential Exception One Hundred and Thirty-Four (LSR-134) Zone to permit a two-storey boathouse use on the property.

The following site-specific exceptions are also required to permit the development:

	Maximum Permitted	Proposed
Boathouse Building Height	6.7 metres	7.3 metres
Boathouse Eave Height	3.6 metres	6.7 metres

The impact of these changes essentially allows a two-storey boathouse instead of a one-half storey boathouse.

Figure 1: Proposed Lakeside Elevation

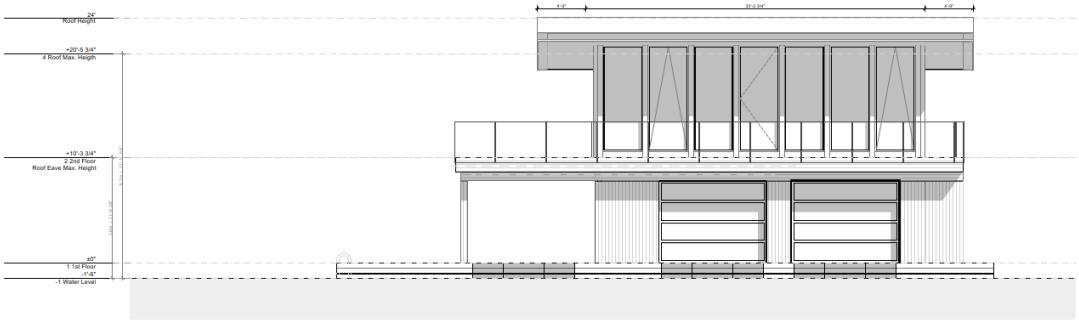


Figure 2: Key Map – Subject Lands

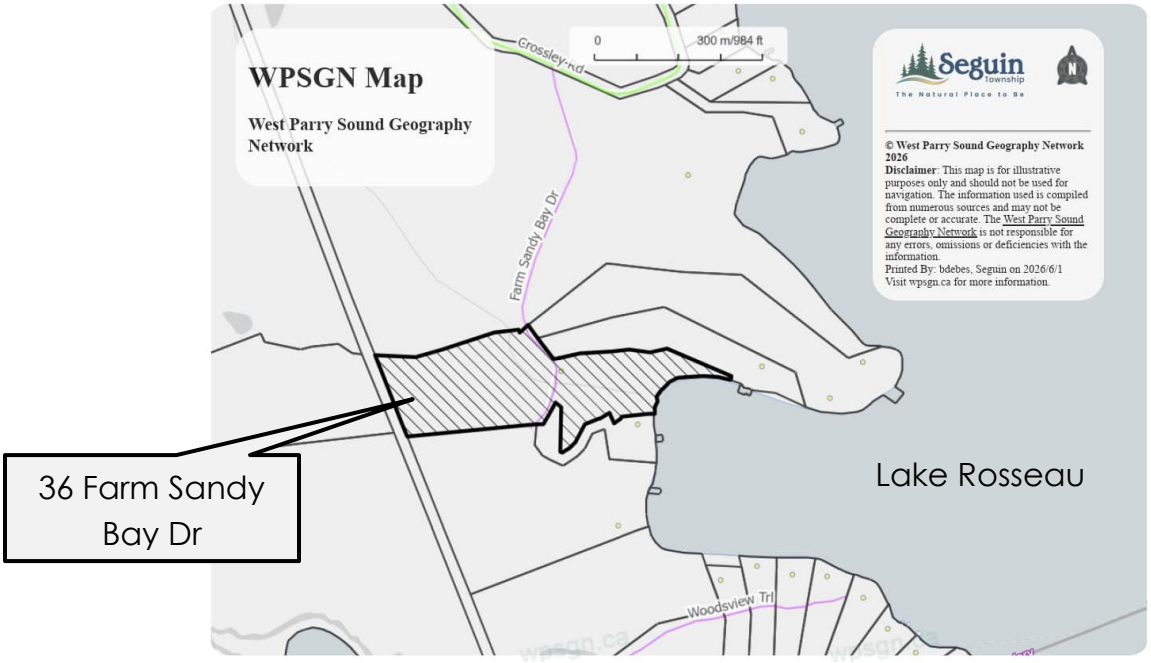
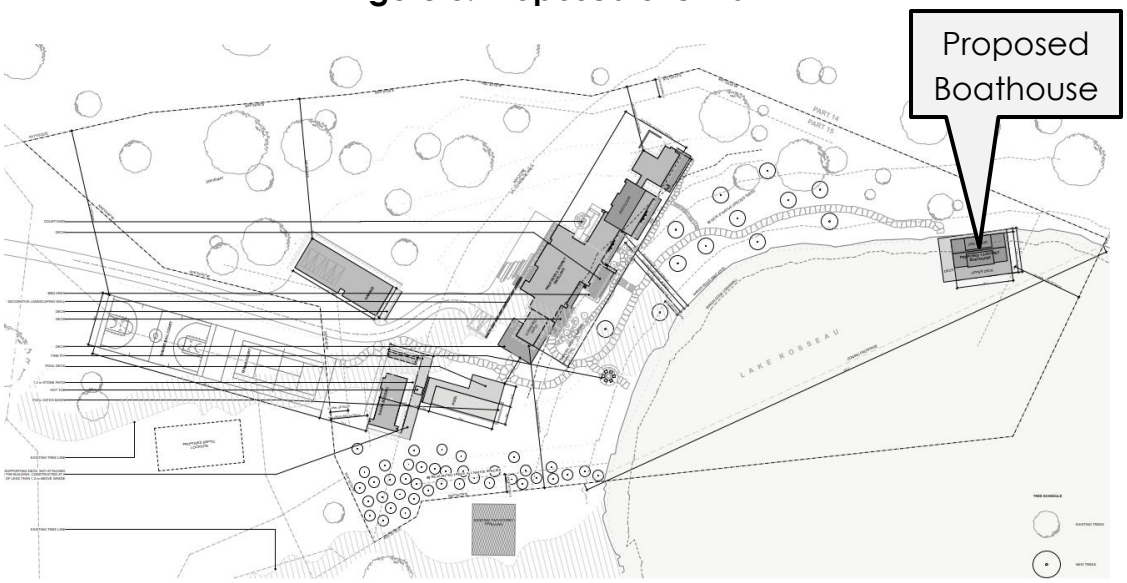


Figure 3: Proposed Site Plan



Official Plan Designation:
Shoreline Area, Rural and Resource Area and Environmental Protection
Zoning By-law 2006-125:
Limited Service Residential (LSR) 134 and Environmental Protection(EP)
Access:
Farm Sandy Bay Drive (Private Road)
Lot Size and Frontage:
+/- 7.0 hectares
+/- 162.2 metres (Lake Rosseau)

Existing Development and Site Characteristics:
The property is a large waterfront lot with frontage on Lake Rosseau.

The property contains a cottage, garage and sauna that are under construction. The property is treed with mixed forests. The property gently slopes towards the lake as you move east along the property. A portion of the shoreline buffer area is unvegetated.

The property is subject to Site Plan Control, which will ensure the implementation of a vegetation plan for the lands within 20 metres of the shoreline.

The neighbouring properties are used for waterfront recreational and residential purposes.

Comments:

Clerk: No comments received
Building: No objection
Fire/By-law: No objection
Public Works: No comments received
Treasury: No planning-related 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.

A letter of support has been received from the property owners at 37 Farm Sandy Bay Drive. The letter has been included within Schedule C.

Land Use Planning Policy

Planning Act

Section 2 of the Planning Act notes that regard shall be had towards matters of provincial interest such as the promotion of built form that is well-designed and encourages a sense of place. The application proposes a two-storey boathouse with relief requested for eave height and total building height. Staff are of the opinion that the proposal is not in character with existing waterfront development and would conflict with the established sense of place on Lake Rosseau. The application is therefore not in accordance with Section 2 of the Planning Act.

The applicant has raised concerns that the Township is regulating design and architecture. The Township is not regulating architectural style. The by-law regulates the built form of a shoreline accessory structure. A full two-storey boathouse has materially greater height, volume, wall area, façade scale and visual prominence/massing than a one-and-one-half-storey form, even where upper-level space is accommodated within a roof structure. The Township's restriction is directed to legitimate land-use objectives: maintaining boathouses as low-profile accessory structures, minimizing shoreline massing and visual impact, and protecting the established waterfront character. Section 34(1), paragraph 4 of the Planning Act expressly authorizes zoning by-laws to regulate, among other matters, the type of construction, height, bulk, size, floor area, spacing and character of buildings and structures.

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

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

The subject lands are located within the Rural Lands designation as defined by the PPS. As per Section 2.6.1 of the PPS, locally appropriate residential development is permitted within the Rural Lands designation. Further, development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted. The subject application proposes an accessory structure to waterfront residential development on private services.

Section 4 of the PPS and Section 6 of the GPNO require the protection of natural heritage features and areas, as well as the protection of water quality and quantity. Staff note that an area zoned as Environmental Protection exists at the rear of the property; however, it is located greater than 50 metres from the proposed boathouse location. No fish habitat has been identified along the shoreline abutting the property.

Township of Seguin Official Plan

The subject lands are designated as Shoreline Area under Schedule A of the Official Plan. Low-density residential uses are permitted within Shoreline Areas, and accessory buildings are permitted where the principal use has been established.

Section A.2.2 contains the objectives for development adjacent to the shoreline, including limiting development to protect natural shoreline character. An important component of protecting the shoreline is to limit the size and massing of structures, particularly boathouses.

The Shoreline Area designation aims to maintain or enhance the quality of lake environments and to preserve the visual appeal that draws people to the waterfront and the distinct character of shoreline residential areas. As part of the Official Plan's objectives, it aims to control the density and scale of development in waterfront areas to prevent adverse environmental and aesthetic impacts resulting from the development.

Section C.3.1.3.11 sets out specific criteria to be implemented through the Zoning By-law with respect to limiting the size of boathouses and other shoreline structures. As boathouses are located prominently on the shoreline and project into lakes, control of their size is critical to maintaining natural shoreline character in accordance with the objectives of the Official Plan. Further, buildings shall be designed and constructed to blend into the natural environment. The massing of buildings should recognize appropriate scale and height. Additionally, boathouses should be designed to blend in with the natural environment to

preserve the historic architectural characteristics of the area. In this case, that'd be boathouses less than two storeys, and situated in a manner that is one per lot.

The proposal to permit a two-storey boathouse with a total height of 7.3 metres and an eave height of 6.7 metres would not be in keeping with the objectives of the Official Plan, as it does not promote a lake-friendly scale development and does not preserve the historic and unique character of the area. It is massed in a way that does not take into account the historic built-form character of the shoreline. The Plan and zoning by-law are structured in a manner to prevent the proposed layout.

The Official Plan also provides policies under Section C.3.1.3.11 for the design of waterfront buildings to achieve the following:

- Complement existing buildings while allowing for architectural diversity
- Maintain proper lakefront setbacks
- Protect vegetative buffers
- Orient buildings towards the lake with appropriate principal facades
- Integrate and harmonize roofscapes with the overall building design

Staff note that the property is subject to Site Plan Control requiring the planting of vegetation within 20 metres of the shoreline.

While staff can appreciate the applicant's wishes to harmonize the design of the boathouse with the existing dwelling under construction, it is staff's opinion that the boathouse as proposed would disrupt the existing waterfront character on Lake Rosseau and is therefore not an appropriate form of shoreline development.

Section C.3.1.3.12 highlights the protection of the shoreline's character where the natural environment should prevail over human-built structures. It emphasizes that development must be designed to incorporate and buffer buildings within the existing landscape. This policy suggests that two-storey boathouses disrupt the desired visual balance due to the additional façade and massing.

Section C.3.1.3.13 promotes waterfront site design and compatibility with adjacent land uses, including considerations of density, height, and setback. It requires buildings to be integrated into the landscape, utilizing natural vegetation to buffer and reduce the visual impact. The

visual impact of a two-storey boathouse runs counter to this expectation of blending with the natural environment.

In consideration of the above, the proposed development does not conform to the Official Plan policies and objectives. The application has not demonstrated any natural barriers to warrant the request, nor have any revisions been made for better conformance to the policies, thus not meeting the general intent of the 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.

Staff note that 1 ½ storeys are specifically outlined as the maximum size for boathouses on Lake Rosseau within the Council-adopted Official Plan.

It is a goal of the Council-adopted Official Plan to create and encourage a high quality of built form that is sensitive to the Township's lake heritage. On this basis, it is an objective to enhance the unique character of the Township's waterfront areas by encouraging high-quality design that is complementary and compatible with existing development, the Township's natural heritage, and which fosters a strong sense of place.

In staff's opinion, the proposal does not conform with the general intent and vision of the Council-adopted Official Plan.

Zoning By-law 2006-125

The subject lands are zoned Limited Service Residential Exception One Hundred and Thirty-Four (LSR-134) and Environmental Protection (EP). Permitted uses in the LSR-134 zone include cottages, single detached dwellings, and home occupations. A boathouse is also permitted. The site-specific zoning requires a minimum lot frontage of 155 metres, a minimum lot area of 7 hectares, and permits a maximum lot coverage within 60 metres of the shoreline of 8.8% and a minimum dwelling front yard setback of 25 metres. Lot coverage relief was given in 2025 for 8.8%, where the maximum permitted for the LSR-134 zone was 5% for the land area within 60 metres of the shoreline.

The objectives of the Official Plan are implemented through the Zoning By-law, where boathouse design standards such as maximum length and width, height, maximum guest cabin floor area and dock/deck area control the massing of shoreline accessory structures.

The intent of the Zoning By-law is to limit the size of boathouses to ensure that such structures remain secondary to the primary use of the property, and to limit the visual impact of boathouses on adjacent lands and the natural quality of the shoreline.

The maximum building height and eave height for a boathouse have been established within the Zoning By-law to specifically prohibit a second storey above the first storey of a boathouse. For clarification purposes, eave height is measured from the top of the dock to the main roof eave line. In this case, measurement is taken to the highest eave line on the proposed shed-style boathouse.

The proposed boathouse height and eave height result in a two-storey boathouse when viewed at multiple angles from Lake Rosseau, exceeding the standard for waterfront accessory structure development.

The Zoning By-law has been created to only permit boathouses which appear as a single-storey structure. The restrictions on the types of permitted dormers, how much of a roof plane is permitted to be a dormer, eave limitations, restrictions on various roof types and overall height have all been crafted to prevent an entire façade of an upper storey appearing as a second storey.

The proposal to permit a two-storey structure along the shoreline with relief to building height and eave height does not maintain the intent of the Zoning By-law.

Supporting Documentation

The applicant's agent has submitted a Planning Justification Report in support of the application. It is included as Schedule B. The report highlights the following:

- Much of the shoreline has been preserved in its natural state, and no negative impacts on the environment will result from the proposal.
- The boathouse design contains a roof similar to the main use that will fit naturally into the shoreline with minimal obtrusiveness.

- It is noted that the proposal is in accord with the Zoning By-law criteria apart from the height limits.
- The proposal is in accord with the general waterfront policies and goals and objectives of the Official Plan.

During pre-consultation and after the public meeting, staff suggested that the application should be reduced per the Official Plan's policies and objectives. No changes have occurred to the application.

Financial Impact:

There are no financial impacts.

Options/Alternatives:

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

- Option 1: Council can defer the application for the Zoning By-law Amendment to allow the applicant time to adjust their plans.
- Option 2: Council can approve the application to permit the Zoning By-law Amendment.
- Option 3: Council can deny the application to permit the Zoning By-law Amendment.

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 Staff's position that the Zoning By-law Amendment application does not conform to the Township's Official Plan, does not meet the intent of the Zoning By-law and does not represent good planning. It is recommended that Council defer a decision on the Zoning By-

law Amendment to allow the applicant time to adjust their plans in accordance with the Official Plan policies.

Prepared by:



Bradie Debes, RPP
Planner

Reviewed by:



Taylor Elgie, MCIP, RPP
Director of Planning

Reviewed by:



Jason Inwood,
Chief Administrative Officer

Attachments:

Schedule A – Draft By-law 2026-092
Schedule B – Planning Justification Report prepared by John Jackson Planner Inc.
Schedule C – Letter of Support
Schedule D – Application

Schedule A to Staff Report PL-2026-103

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2026-092

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-010-001-00255, 36 Farm Sandy Bay Drive, R-2026-0015-H

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 "FIRSTLY: PART LOTS 4 & 5 CONCESSION 1 HUMPHREY, PART SHORE ROAD ALLOWANCE IN FRONT OF LOTS 4 & 5 CONCESSION 1 HUMPHREY, PARTS 2, 3 AND 5, 42R13330 SAVE AND EXCEPT PARTS 3, 4, 5, 6, 7, 11 AND 14, 42R21873, PART 2, 42R22949; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART 2, 42R13330 AS IN LT201429; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART 2, 42R13330 AND PART 2, 42R16445 IN FAVOUR OF PART LOT 5 CONCESSION 1 HUMPHREY; PART SHORE ROAD ALLOWANCE IN FRONT THEREOF CLOSED BY RO69050 PART 1 42R16445 AS IN GB115271 PARTIAL RELEASE GB168808 AS TO PARTS 1 & 2 42R21873 & GB193411 PART 8, 42R21873; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART 2, 42R13330 IN FAVOUR OF PART LOT 5 CONCESSION 1 & PART ROAD ALLOWANCE IN FRONT THEREOF, PART 6 42R13330 EXCEPT PART 1 42R17030 & PART 1 42R16445 AS IN GB115275; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART 2, 42R13330 IN FAVOUR OF PART LOT 5 CONCESSION 1 HUMPHREY, PART SHORE ROAD ALLOWANCE IN FRONT THEREOF CLOSED BY CO690501, PART 1, 42R17030, PART 1, 42R17030 AS IN GB115276; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART 2, 42R13330 IN FAVOUR OF PART LOTS 6 & 7 CONCESSION 1 HUMPHREY, PART SHORE ROAD ALLOWANCE IN FRONT THEREOF, PARTS 9, 11, 12 & 14, 42R13330 AS IN GB115277; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART 2, 42R13330 IN FAVOUR OF PART LOTS 6 & 7 CONCESSION 1 HUMPHREY, PART LOT 7 CONCESSION 2 HUMPHREY, PART SHORE ROAD ALLOWANCE IN FRONT THEREOF, PARTS 7, 8, 10, 13 & 15, 42R13330 AS IN GB115278; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PARTS 10 AND 12 42R21873 IN FAVOUR OF PART LOT 5 CONCESSION 1 HUMPHREY, PART 11 42R21873 AND PART LOTS 4 AND 5 CONCESSION 1 HUMPHREY AND PART SHORE ROAD ALLOWANCE IN FRONT OF LOTS 4 AND 5 CONCESSION 1 HUMPHREY, PART 14, 42R21873, PARTS 11 AND 14, 42R21873 AS IN GB154490; SUBJECT TO AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PARTS 9, 10 AND 12 42R21873 IN FAVOUR OF PART LOT 5 CONCESSION 1 HUMPHREY, PARTS 3, 4, 5, 6 AND 7 42R21873 AS IN GB168807; TOGETHER WITH AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART LOTS 4 & 5 CONCESSION 2 HUMPHREY, PART 1 42R13330 AS IN LT201430; TOWNSHIP OF SEGUIN; SECONDLY: PART LOT 5 CONCESSION 1 HUMPHREY, PART 1, 42R22949; SUBJECT TO AN EASEMENT AS IN GB130095; SUBJECT TO AN EASEMENT AS IN GB115271; TOGETHER WITH AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PART LOTS 4 & 5

CONCESSION 2 HUMPHREY, PART 1, 42R13330 AS IN LT201430; TOGETHER WITH AN EASEMENT OVER PART LOT 5 CONCESSION 1 HUMPHREY, PARTS 9, 10 AND 12 42R21873 AS IN GB168807 TOWNSHIP OF 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 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. Table 6.4 of Section 6.4, Residential Zones – Exceptions, is hereby further amended by replacing Exception "134" 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 2nd day of November 2026.

_____
Ann MacDiarmid
Mayor

_____
Craig Jeffery
Clerk

Schedule A to Staff Report PL-2026-103

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

_____ _____

Date Signature

Schedule A to Staff Report PL-2026-103

THE CORPORATION OF THE TOWNSHIP OF SEGUIN
SCHEDULE "B"
TO BY-LAW NO. 2026-073

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-134	Two-storey boathouse			Minimum lot frontage = 155 metres Minimum lot area = 7 hectares **Section 6.3 Table 6.3** Maximum Lot Coverage within 60 Metres of the Shoreline = 8.8% **Section 6.3, Table 6.2** Minimum Dwelling Front Yard Setback = 25 metres **Section 4.28.1** Maximum Boathouse Building Height = 7.3 metres Maximum Boathouse Eave Height = 6.7 metres	Development shall be subject to site plan control, pursuant to Section 41 of the Planning Act, to implement a vegetation plan for the lands within 20 metres of the shoreline

John Jackson Planner, Inc.
1 Mall Drive Unit #2, Parry Sound, Ontario P2A 3A9
Tel: (705) 746-5667 E-Mail: JJPlan@Vianet.ca

PLANNING REPORT

PROPOSED REZONING

FARM SANDY BAY ROAD

PART OF LOTS 4 AND 5, CONCESSION 1

ROLL # 490301000100255

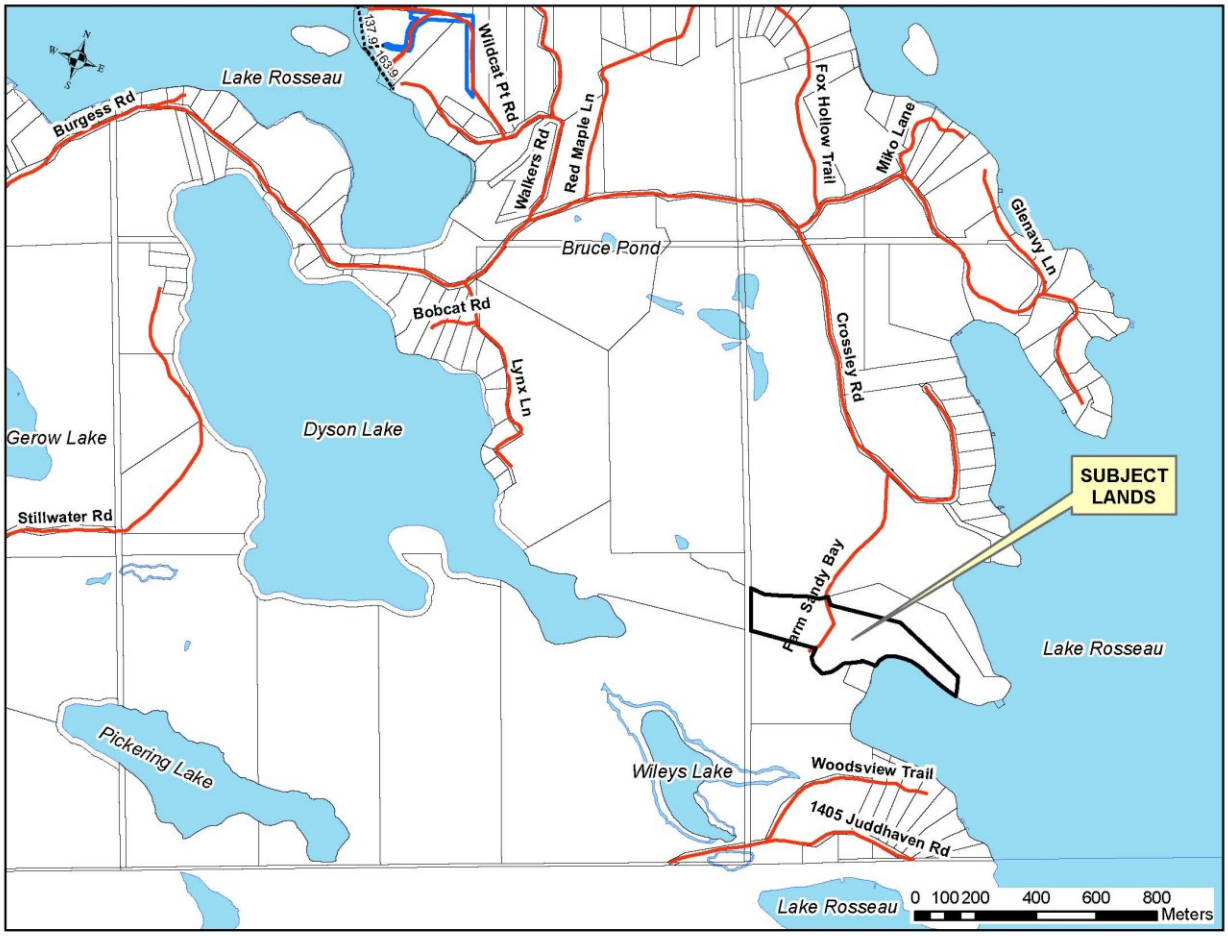
APPLICANT: Sandy Bay Vacations Inc.

April 22, 2026

Prepare with the assistance of John Jackson Planner

BACKGROUND/PURPOSE

The subject lands are located near the southeast limits of the Municipality on the shores of Lake Rosseau.

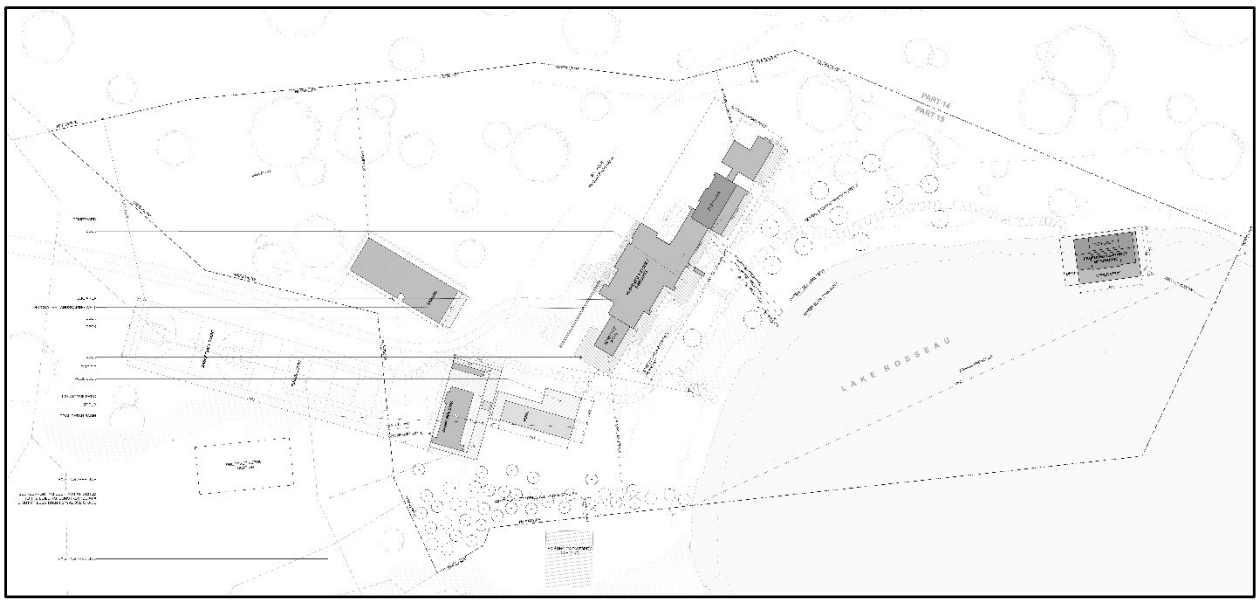


The property is accessed off Burgess Road and then along Farm Sandy Bay Road.

The owners are proposing to develop the lands with a new dwelling and a one and one half storey boathouse.

The proposal is to develop a modern residential design on a single level. In the spring of 2025, the owners applied to increase the allowable coverage to accommodate the design.

The council of the Township of Seguin supported the rezoning primarily on the basis that it would result in less impacts than what occurs on the property as a matter of right because of the size and frontage of the property.



The owners are proposing a boathouse design that departs from the typical design prescribed by the planning instruments and accepted by the building department. The proposed design is believed to be within the general parameters of the boathouse rules but has a technical design that places it in conflict with the current By-Law regulations.

HISTORY OF THE TWO STORY BOATHOUSE

The issue of boathouses and in particular two storey boathouses with living quarters was paramount in the original planning instruments for the Township of Seguin. Prior to Seguin's first official plan, boathouses on the large lakes were regulated under the former official plan and zoning By-Law for the Township of Humphrey.

The Township of Humphrey resisted two storey boathouses up until 1997, the year before it was incorporated as part of the Township of Seguin.

Humphrey's original zoning by-laws restricted boathouses to single storeys with no living accommodation. There were examples of 2 storey boathouses, but council felt it was important to restrict the kind of boathouse opulence found in the Muskoka parts of the lakes and that the natural beauty of the shoreline should dominate.

The boathouse world in Seguin (Humphrey) changed when a fellow named Robinette decided to defy the rules and he built a 2 storey boathouse with living accommodations on the upper floor.

A lawsuit was triggered and it turns out that the parties, in a typical manner, "ran out of money" and Robinette was successful. The Township, thereafter, updated its zoning By-Law to permit 2 storey boathouses with accommodation on the upper level.

ZONING BY-LAW NO. 159-96 (Z200-97)

The council of the Township of Humphrey introduced new boathouse rules as a result of the Robinette court proceeding. By-law No. 159-96 was an updated zoning By-Law that included provisions for 2 storey boathouses with living quarters.

The By-Law was appealed to the Ontario Municipal Board and a large part of the appeal related to the new boathouse rules (see page 15 of decision).

The point of this history is to demonstrate that land use planning for recreational areas tends to be more of a subjective science and that there is no sanctimony to the rules for these structures. It was clear to the OMB chair that the numbers were to simply effect the general policy objective of the Municipality's official plan.

The rigid adherence to the rules and the unwillingness to entertain some flexibility when applying rules can be unreasonable where a legitimate proposal is being made.

This historic ruling makes it clear that 2 storey boathouses are clearly in conformity with the official plan.

The implementing zoning By-Law translates this general official plan policy into strict criteria, simply because zoning by-laws are "black and white." There are numerous factors that need to be considered.

- Official plan conformity;
- Intent and purpose of the zoning By-Law;
- The recognition of the subjectivity of the criteria for two storey boathouses;
- Context of the proposal in terms of the property, i.e. size, location, etc.;
- The design of the boathouse in terms of its architectural objective;
- The contrast of the design in terms of the applicable construction criteria;
- The impact of the design on the neighbours;
- The impact of the design on the natural shoreline features;
- Are the neighbours likely to express any concerns over the design.

The Ontario Municipal Board hearing provided some helpful insights on the boathouse debate. Even though the principal issue related to whether two storey boathouses should be allowed, there were many technical considerations. An excerpt of the Board's decision demonstrates some of the debate.

> ***"The competing visions for the shorelines of Humphrey's Lakes are highly subjective. None of the appellants urged the Board to eliminate boathouses completely in order to protect the natural vistas. Boathouses have been a fact of life in Humphrey and in Muskoka for well over a century. The slide shows presented by Messrs. Usher and Watt as well as the former's photo panel (Exhibit 25) are clear evidence of the diversity of architecture. Indeed it appears to this member that the diversity of boathouses design is complimentary to the natural Muskoka topography."***

"I support Mr. Bournes planning philosophy of permitting individuals to develop their respective properties in their own way so long as it does not have a measurable impact on their neighbours or (cumulatively) on the Municipality."

Hence, the 1 ½ storey boathouse was forever etched into the big lakes in Seguin.

The new rules for 1 ½ storey boathouses became an integral part of the charter official plan and zoning By-Law for Seguin Township. These new rules were somewhat aligned with the Muskoka side of the lakes. These rules were carefully crafted with an abundance of ratepayer inputs.

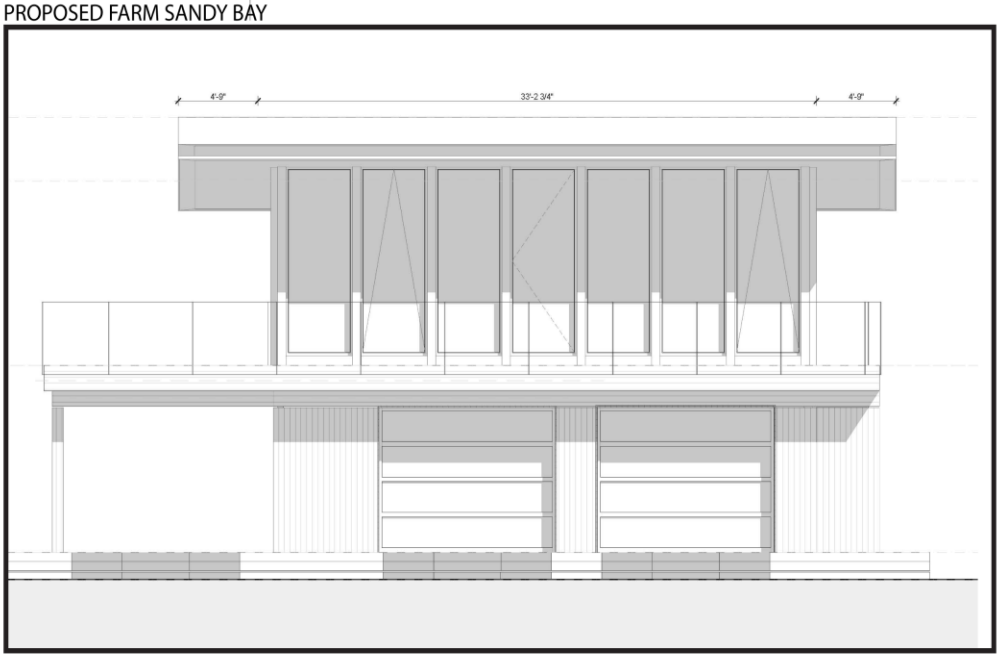
The boathouse rules were strictly enforced but like many planning applications, there are a variety of circumstances that should allow some flexibility so long as the general policy objectives are not threatened.

The general purpose of this application is to recognize a slight change in architecture of a boathouse that maintains the principles of preserving the natural shoreline features without harming the environment or adversely impacting neighbours.

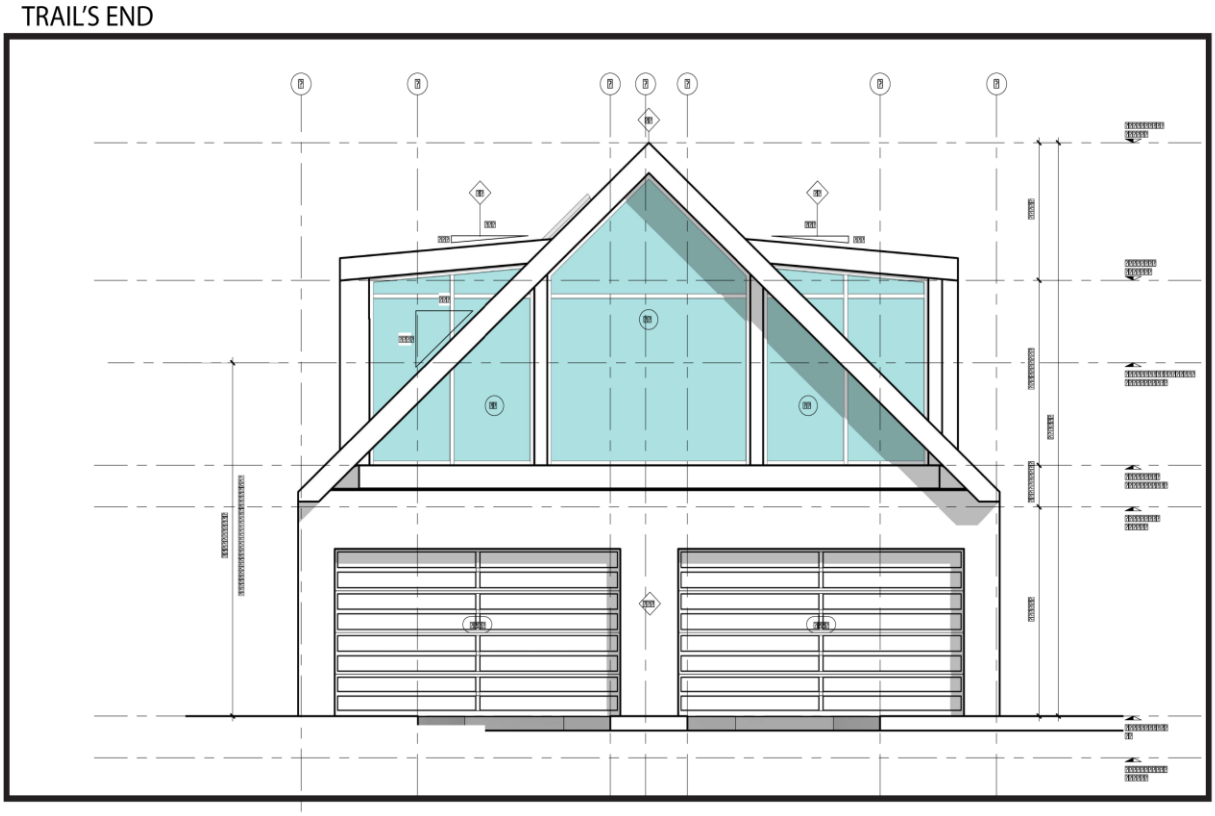
THE PROPOSED BOATHOUSE DESIGN

The proposed boathouse is a design that is intended to complement the modern architecture of the main dwelling. The design maintains the maximum size of boathouse in terms of coverage and living space. Because the design is proposed to include no gables and a flat roof, it exceeds the height restriction of 6.7 metres by 0.6 metres. The actual net height difference between the proposed design is approximately 1.05 metres less than the peak of a gable roofed boathouse.

PROPOSED FARM SANDY BAY



The land owner is able to construct a typical gable 1 ½ storey boathouse with the identical functional interior spaces but is unable to consider a unique architecture aimed at complementing the main dwelling.



The proponents strongly believe that the allowable design is “poor fit” for this property.

THE OFFICIAL PLAN

The official plan has a number of policies that relate to this proposal.

“***C.3.1.3.10 Waterfront Design***

> ***Waterfront Design policies address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focuses on:***
>
> - ***the connections between people and these places,***
> - ***the relationship between buildings and the lake, natural areas and vegetative buffers, and other uses,***
> - ***the lake as public domain,***
> - ***the processes for ensuring successful lake communities.***

It is anticipated that the Township's waterfront will see considerable growth and change during the life of this Plan. In order to ensure that the waterfront areas evolve in a manner that enhances the quality of waterfront life, it is the desire of Council to create and encourage a high quality of built form that is sensitive to the Township's lake heritage and relates to the principles listed above. On this basis, the following are objectives of this Plan relating to waterfront design:

- ***to improve the aesthetic quality of the Township's waterfront built form, and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan;***
- ***to enhance the unique character of the Township's waterfront areas by encouraging high quality design that is complementary and compatible with existing development, the Township's natural heritage, and which fosters a strong sense of place;***
- ***to exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design.***
- ***to be sensitive to the impact of light and sound on the lake environment.***
- ***protect significant natural heritage values and ecological functions.***

The contractors for the owner of this project are highly sensitive to the kinds of considerations that respect the design policies that encompass the goals and objectives of the official plan.

The Goal for the Waterfront.

"A.2.2.1 Goal

It is the goal of this Plan that all development on the Township's lakes and rivers must protect and preserve the quality of the water, protect the visual and aesthetic character of the lakes and rivers, protect the recreational, social, and environmental experiences, protect public safety by prohibiting development in areas subject to flooding or erosion, and respect the unique character of each lake."

Because of the nature of the property, its large area and frontage and the careful design of the dwelling, it is believed that the proposal will be in keeping with the Goal of the official plan.

The proposal is also in accord with the relevant objectives of the official plan.

"A.2.2.2 Objectives

a) To protect the unique character of the individual lakes and rivers, including Georgian Bay, and their watersheds in the Township from inappropriate development.

b) To limit the density and intensity of development on the lakes in the Township in order to protect the visual qualities of the lakes, to protect the natural shoreline character and to ensure that the biological and recreational capacity of the lake is appropriate.

c) To protect the shoreline wetlands and fish habitat.

d) To ensure that the development of waterfront properties does not result in negative environmental impacts or increase municipal servicing costs."

The owners have preserved much of the shoreline in its natural state.

The density is being maintained at half of what is allowed.

The lands are free of any environmental constraints.

There are no negative impacts on the environment or municipal services.

The relevant policies for waterfront buildings are set out in section C.3.1.3.11.

"a) The design of new buildings should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials, subdued lighting, energy conservation techniques and innovative built forms."

The design of the proposed boathouse is being specifically designed to compliment the onshore main building design.

"b) The design of all buildings shall have regard to appropriate setbacks and the protection or provision of vegetative buffers along the lakefront. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest. Generally, building articulation features such as canopies, decks, and varying facade materials and setbacks should be used to reinforce a lake friendly scale."

The main dwelling has been carefully located with a high regard for buffers, increased setbacks, tree screens and neighbouring impacts.

"c) Buildings shall be encouraged to orient themselves to the lake, where possible, and present their principal building facades with an appropriate building design to the lake. Buildings located at major vista terminations on a lake, or on view corridors on the lake, shall be given special treatment through the use of massing and building articulation strategies, such as added height, special roof treatments, and use of special cladding materials and lighting fixtures."

The building design has been carefully oriented to meet the design criteria set out in this section.

"d) Building functions that do not directly require lake access, such as private garages, shall not face the lake."

There are no buildings apart from the main dwelling that focus on the lake apart from the proposed boathouse.

"e) Roofscapes shall be an integral part of the design of a building and harmonize with the design of the rest of the building."

The main building has been designed to be low profile as a single storey bungalow.

The proposed boathouse design with a roof similar to the main will fit naturally into the shoreline with minimal obtrusiveness.

"f) Buildings in the Shoreline Area will be designed and constructed to blend in to the natural environment and preserve the historic architectural characteristics of the area. Council may adopt Design Guidelines for the Shoreline Area that will include architectural details and landscape elements that will implement the policies of this Plan. The Zoning By-law implementing this Official Plan will include regulations that will:

i) limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the lot, and impose total coverage regulations which may be less than permissible lot coverage;"

The lot coverage will comply with this criteria (8.7%)

ii) limit the size of the waterfront dwellings based on the height of the dwelling;

The building is setback in accordance with the Township's requirements. The boathouse will have a substantial back drop on a large frontage (± 200 metres).

iii) limit the expansion and additions to existing dwellings where the building does not comply with the By-Law performance standards including shoreline setbacks;

Not relevant.

***iv)* establish standards to direct and mitigate development on lands containing steep slopes including defining steep slopes or a range of slopes, regulating building placement and height based on the nature of the slope, regulating structures including stairs used to provide access to the water, and prohibiting development on lands over a certain slope.**

Not relevant.

v) limit the height of buildings within the front 60 metres of a lot to ensure that the building height does not intercept the natural tree line when viewed from the water;

The design of the boathouse together with the dwelling will comply with this design criteria.

vi) limit the size of docks to a maximum percent of the shoreline frontage of the lot or a defined size, whichever is greater;

The standards for the boathouse and docks will comply with the Township By-Law standards.

vii) boathouses, which include boatports, may be permitted as established by the implementing Zoning By-law which will specify:

a) lakes on which boathouses may be permitted subject to the character and natural features of the lakes;

b) minimum lot frontage standards to permit boathouses including boatports;

c) maximum height and width standards;

d) whether human habitation is permitted.

The proposed boathouse design is believed to be in accord with the general design criteria apart from the maximum height provisions set out in the zoning By-Law (see below)

It is believed that the context of the subject land can qualify for relief from the strict height limits where the impacts are imperceptible and have no impacts on adjoining lands and waters.

In all other ways, the proposed boathouse is in compliance with Township rules.

viii) Width, height and setback standards in the implementing Zoning By-law will limit the visual impact of boathouses on adjacent lands and on the natural quality of the shoreline.

The proposal will comply with these design criteria.

ix) Where human habitation is permitted by the implementing Zoning By-law, the human habitation use shall be permitted subject to the use being counted as a guest cabin and to the establishment of maximum floor area regulations.

The subject lot will comply with this design criteria.

***"g) Council will require site plan approval for all new development in the* Shoreline Areas."**

The proposal is understood to be subject to site plan approval.

Apart from a marginal technical height exceedance, the proposed boathouse design is entirely in accord with the policies for building design in the waterfront area.

THE ZONING BY-LAW

Seguin's Zoning By-Law No. 2006-125 provides the following relative to boathouse development.

"4.28 SHORELINE STRUCTURES AND FACILITIES

a) Where an encroachment onto the bed of the waterbody is proposed, permission to construct or install the in-water and/or shoreline structure or facility shall only be permitted if approval to occupy the area has been obtained from or meets the prescriptive requirements of the authority having jurisdiction. Where a boathouse or boatport is permitted, the owner shall have acquired the Shoreline Road Allowance, where existing, prior to the construction of the boathouse or boatport. A Dock is permitted adjacent to an opened or unopened Shoreline Road Allowance provided the upland lot that is immediately adjacent to that portion of the Shoreline Road Allowance is under the same ownership.

b) No more than 25% or a maximum of 23 metres of the shoreline frontage of a lot, whichever is less, of any one residentially zoned property shall be occupied by in-water or shoreline structures and facilities, which includes boardwalks and catwalks.

c) All boathouses, docks, boardwalks, catwalks and marine facilities shall have a minimum setback from the side lot lines as set out in Table 4.3 based on a straight line projected into the water from the shoreline.

Table 4.3

Lot Frontage (metres)	Minimum Setback (metres)
< 31 m	6.0
31-60 m	9.0
>60-90 m	12.5
>90-120 m	15.0
>120 m	20.0

The proposed boathouse complies with these general boathouse provisions.

" 4.28.1 Boathouses and Boatports

a) Where permitted by this By-Law, a maximum of one boathouse or one boatport shall be permitted per lot.

The 200 metre lot with 7.2 hectares is proposing one boathouse on the frontage.

b) The width of the boathouse measured parallel to the shoreline shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures and facilities along the shoreline frontage of a lot in accordance Section 4.28 (b).

The boathouse will comply with the required yards.

c) No portion of the first storey of any boathouse or part thereof shall be used for human habitation including sleeping, a washroom, a hot tub, a jacuzzi, a kitchen, cooking facility, or living area.

The proposed boathouse only provides the maximum living space on the second half storey.

d) Where a 1½ storey boathouse is permitted by this By-law, the ½ storey above the first storey may be used for sleeping accommodation or living area, but shall not include a kitchen or cooking facilities, and shall be considered as a sleeping cabin in accordance with this By-law. The maximum floor area for the ½ storey shall be 60 square metres.

The boathouse complies with the 60 metre requirements for habitable space.

e) The first 3 metres of a boathouse supporting structure adjacent to the shoreline shall be an open span

This span will be recognized in the boathouse construction.

f) A minimum of 50% of the total length of the boathouse supporting structure that extends out from the shoreline shall be open span.

The design and location will meet this criteria.

g) The maximum building height for a 1 storey boathouse shall be 5.0 metres with a maximum height of 3.6 metres to the highest main roof eave. The maximum building height for a 1½ storey boathouse shall be 6.7 metres with a maximum height to the highest main roof eave of 3.6 metres. For the purposes of this Section building height shall be the distance above the top of the dock/deck boards. A gambrel or mansard roof shall not be permitted on a boathouse.

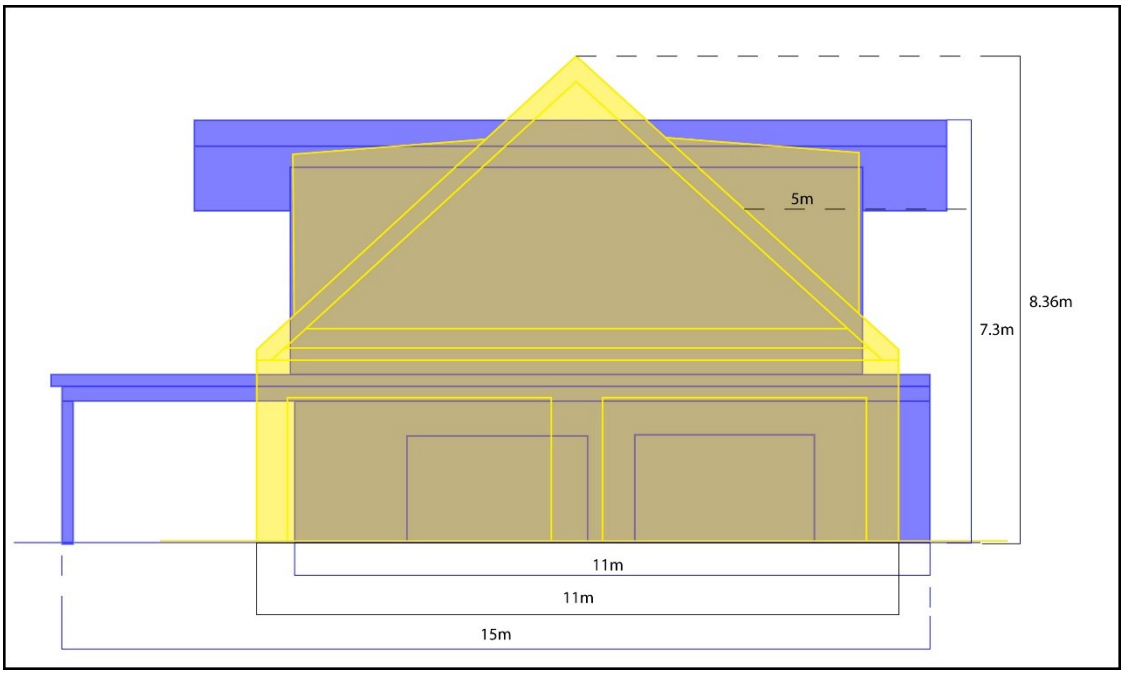
This criteria is not being incorporated into the design.

The different design is to complement the architecture of the main dwelling of the property.



This roof design will not comply with the strict roof design criteria nor the height parameters, however, the proposal is attractive and does not “over power” the shoreline.

Using an elevation overlay, it can be seen that the absolute height of the proposal is less than that allowed under the By-Law.



The type of roof is not a gamble or mansard style, which are not permitted, but also does not align with the typical gable with typical dormers. It simply does not follow the stereotypical design accepted by the building department.

h) A maximum of 50% of each roof plane may be dormer.

The proposed design does not incorporate dormers

i) A maximum of 25% of the boathouse may be located inland of the natural shoreline and the boathouse shall be located no further than 15 metres from the shoreline.

The proposed boathouse will comply with all of the above regulations.

j) Boathouse Regulations

i) Boathouses shall only be permitted appurtenant to lots on the following lakes and in accordance with the regulations of Tablets 4.3 and 4.4.

- ***Lake Joseph - Whitefish Lake***
- ***Lake Rosseau - Little Whitefish Lake***
- ***Little Lake Joseph - Horseshoe Lake***
- ***Portage Lake - Otter Lake***
- ***Georgian Bay***

ii) One and one half storey boathouses shall only be permitted appurtenant to those lots that front onto the following lakes and in accordance with Tables 4.3 and 4.4:

- ***Lake Joseph***
- ***Lake Rosseau***
- ***Georgian Bay***
- ***Little Lake Joseph***
- ***Portage Lake***

Table 4.4

Maximum Height/Slips

Minimum Lot Frontage	***Boathouse Prohibited***	***1 Sty-2 slips***	***1 ½ Sty - 2 slips***	***1 ½ Sty -3 slips***	***Maximum Width (metres) (4) (5)***	***Maximum Length (metres) (5)***
<60 m	***✓(1) (6)***					
≥60-90 m		***✓(2)***			***11***	***11***
≥90-160 m			***✓***		***11***	***11***
>160 m				***➢ (3)***	***15.0***	***11***

k) All cupolas or other ornamental roof structures shall have dimensions of a maximum 1.0 metres width by 1.0 metres length and a maximum 1.2 metres height.

There is no ornamental roof structures proposed.

In the respect of the By-Law regulations for boathouse development, the proposal is entirely in accord with the design criteria apart from the strict roof design and attendant height limits.

It is my opinion that in the context of this property, these differences do not seriously depart from the general goals and objections to preserve the natural features or amenities of the shoreline.

CONCLUSIONS

1. The subject property is eligible for a one and one half storey boathouse so long as it is designed using the prescribed criteria set out in the Township's zoning By-Law.

2. The owner's are hoping to obtain approval for a boathouse design that is preferred to complement the onshore design of the dwelling that has more modern features than the historical boathouse design with gable ends and dormers.

3. The owners are not asking for any relief beyond the physical design. The size of the boathouse and its attendant living space will be in accord with the By-Law requirements.

4. The only variation relates to the height provisions and roof design because of the way the By-Law has assigned height standards to 1 ½ storey boathouses.

5. The history of the two storey boathouse in Seguin (Humphrey) indicates that the use of the waterfront for such structures is a part of its heritage and character for well over a century.

6. While there were many criticisms related to the proliferation of these habitable structures on the shoreline, it became evident that the positions for such facilities were ultimately subjective and that any consideration for these structures should be judged on individual merit.

7. A one and one half storey boathouse has been determined to be in conformity with the official plan

8. The notion that these structures should be considered in the context of a policy regime that promotes preservation of the natural shoreline features in itself remains counter intuitive. However, it is obvious that this paradox is generally supportive of all interests.

9. The Township's regulatory regime seems to rationalize this program using a rigid set of design criteria for permitted boathouses.

10. The difficulty with this approach is its inherent absence of allowing more variable designs that otherwise achieve the general goals and objectives of the official plan.

11. In many cases, the result is for a typical or "cookie cutter" design that fails the more organic boathouse history of Muskoka's boathouse past.

12. The subject parcel has an oversized frontage that mitigates the impact prevention measures related to shoreline protection. It is further located in a isolated bay away from most travelled navigation tracks.

13. The applicants have engaged with neighbours and at least one has expressed no objection to the boathouse design.

14. The proposed design is believed to be in accord with the general waterfront policies of the official plan.

15. Strict adherence to the design criteria for 1 ½ storey boathouses is not the test that should be applied in contrast to the relevant impacts proposed by the proposal.

16. It is my opinion that this design proposal is entirely in accord with the general goals and objectives of the official plan and reflects good planning.

Respectfully Submitted,



John Jackson M.C.I.P., R.P.P.

JJ;jc

Schedule C to Staff Report PL-2026-103

09/09/2026

Cathrine Torenvliet & Cameron McDougall

Owners of 37 Farm Sandy Bay Dr.

Rosseau, Ontario

To Whom It May Concern:

We the owners of 37 Farm Sandy Bay Dr. support the zoning amendment Zoning By-Law Application: R-2026-001 5-H requesting a Boathouse Building Height of 7.3 metres versus the bylaw of 6.7 metres along with a Boathouse Eave Height of 7.3 metres versus the bylaw of 3.6 metres.

Our understanding is that the maximum height of the boathouse will be lower that what could have been built under the current by law.

Sincerely,



Cathrine Torenvliet and Cameron McDougall

Township of Seguin
Application for
ZONING BY-LAW AMENDMENT

OFFICE USE ONLY		Date Stamp:
Application No.: R- 2026 - 0015 - H File Name: Sandy Bay Vacations Civic Address: 36 Farm Sandy Bay		19-Jun-2026
Application Complete: ☑ Yes ☐ No	Fee Received: ☑ Yes ☐ No	

ROLL # 4903 010-001-00255 **0000**

Did you pre-consult with the Township Planning Department? ☑ Yes ☐ No

Please submit a copy of your completed "Pre-Consultation Form".

Pre-consultation Date: _____

Attending Planner: _____

1. CONTACT INFORMATION:

All communication will be directed to the Primary Contact only. Copies of correspondence will be sent to all parties and filed according to Township procedure.

Primary Contact: John Jackson Planner Inc.

a) Registered Owner(s): Sandy Bay Vacations Inc.

(List all owners and contact information if multiple exist)

Mailing Address: 36 Farm Sandy Bay Road

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: _____

Email Address: jamie@jscustombuilders.com

b) Agent: John Jackson Planner Inc.

Mailing Address: 2-1 Mall Drive Parry Sound, ON P2A 3A9

Home Phone: _____ Home Fax: _____

Business Phone: _____ Business Fax: 705-746-5667

Email Address: JJPlan@vianet.ca

c) Planner: Agent

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

d) Surveyor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

e) Solicitor: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

f) Engineer: _____

Mailing Address: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

2. DESCRIPTION OF SUBJECT LANDS

a) Concession(s): 1

b) Lot(s): Part Lots 4 & 5

c) Registered Plan No. : _____ Lot(s)/Block(s): _____

d) Reference Plan No. : 42R13330 (42R21873) Part(s): 3 (1,2,8,9,10,12 13 &15)

e) Geographic Township (former municipality): Humphrey

f) Civic Address: 36 Farm Sandy Bay Road

g) Dimensions of subject lands:

Frontage (m)	Depth (m)	Area (ha)
±159	±507	7.2

h) Official Plan (current designation of subject lands):

Waterfront

i) How does the application conform to the Official Plan:

Plan supports shoreline development

j) Are there any easements or right-of-ways affecting the subject lands?

☑ Yes
☐ No

If yes, indicate and describe the purpose of the easement or right-of-ways:

Rights-of-way to existing waterfront lots

k) The subject land is within an area where zoning with conditions apply:

☐ Yes
☑ No

If yes, please attach an explanation of how the application conforms to the Official Plan policies relating to the zoning with conditions.

l) The subject land is within an area where the municipality has pre-determined the minimum and maximum density requirement or the minimum and maximum height requirements:

☑ Yes
☐ No

If yes, state the requirements:

Maximum height 6.7m

m) The subject land is within an area of land designated under any provincial plan or plans:

☑ Yes
☐ No

If yes, does the application conform to or does not conflict with the applicable provincial plan or plans:

☑ Yes
☐ No

3. **ZONING BY-LAW AMENDMENT**

a) The current zoning of the subject land:

LSR-134

b) The nature and extent of the proposed rezoning:

To allow a maximum height increase of 0.6 metres (6.7m to 7.3m)

c) The purpose of the proposed rezoning:

Proposed flat or shed roof design is difficult to comply with the max. height provisions of the by-law.

d) Dimensions of the proposed lands to be rezoned:

If only a portion of the subject property is being rezoned.

Frontage (m)	Depth (m)	Area (ha)
±159	±507	7.2

e) The application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

f) The application is to remove land from an area of employment:

- ☐ Yes
- ☑ No

If yes, attach details of the Official Plan or Official Plan amendment that deals with the above matter.

g) The requested amendment to the Zoning By-law is consistent with the policy statements issued under subsection 3 (1) of the Act:

- ☑ Yes
- ☐ No

4. EXISTING AND PROPOSED USES

a) Date the subject land was acquired by the current Owner: 2018

b) Existing uses of the subject land:

Vacant

c) Length of time that the existing uses have continued: --

d) Proposed uses of the subject land:

Residential

*****_Attach a separate description if necessary_

e) Date the existing building(s) or structure(s) on the subject land were constructed:

Type of building/ structure	Date Constructed
1. None	
2	
3.	
4.	

f) Location of all existing and proposed structures on the subject land (metric):

Existing:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Residential				
2.				
3.				
4.				

Proposed:

Type of building/ structure	Front Yard (m)	Interior Side Yard (m)	Exterior Side yard (m)	Rear yard (m)
1. Dwelling	26	±18.6	±40.5	±454
2. Boathouse	--	20		
3.				
4.				

Attach separate sheet if more than 4 existing or proposed structures

g) Dimensions of all existing and proposed structures on subject land.

Existing:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. None						
2.						
3.						
4.						

Proposed:

Building	Ground Floor Area (m^2)	Gross Floor Area (m^2)	# of Stories	Length (m)	Width (m)	Height (m)
1. Dwelling	645.5	645.5	1			7
2. Boathouse	165	225	1.5	11	15	7.3
3.						
4.						

h) What are the adjacent land uses:

To the north: Seasonal

To the south: Seasonal

To the west: Vacant

To the east: Lake Rosseau

5. ACCESS

a) Access to the subject land is provided by:

- ☐ Provincial highway
- ☐ Municipal road (year round)
- ☐ Municipal road (seasonal)
- ☑ Private road / Right-of-Way
- ☐ Other road
- ☐ Water

b) If access to the subject land is by water only, indicate the following:

Provide written confirmation of parking and docking facilities.

Docking facility: _____

Distance from docking to subject land: _____

Distance from docking to nearest public road: _____

Parking facility: _____

Distance from docking to parking: _____

Distance from parking to nearest public road: _____

6. SERVICES

a) Water is provided to the subject land by:

- ☐ Private well
- ☐ Privately owned/operated communal well
- ☐ Lake or other water body
- ☐ Other: _____

b) Sewage disposal is provided to the subject land by:

- ☐ Private sewage system
- ☐ Privately owned/operated communal sewage system
- ☐ Privy
- ☐ Other: _____

c) Storm drainage is provided to the subject land by:

- ☐ Ditches
- ☐ Swales
- ☑ Natural
- ☐ Other: _____

7. OTHER APPLICATIONS

Indicate if the subject land is the subject to any applications currently under the Planning Act:

Application	File #	Status
Plan of Subdivision/ Condominium (Section 51)		
Consent (Section 53)		
Minor Variance (Section 45)		
Zoning By-law (Section 34)		
Official Plan (Section 22)		
Site Plan (Section 41)		

8. DIRECTIONS: HOW TO GET THERE

Civic Address: 36 Farm Sandy Bay Drive

Directions from Seguin Township Office (5 Humphrey Dr. Hwy 141) to your site:

Take Highway 141 east. Turn Right Highway No. 632. Take 632 to Burgess Road. Turn left onto Burgess Road. Continue straight onto Crossley Road. Turn right onto Farm Sandy Bay Drive. 650 metres to 36 Farm Sandy Bay Drive.

9. EXPLANATION

An explanation of how the application for an amendment to the Zoning By-Law is consistent with the policy statements issued under subsection 3(1) of the act:

Conforms to the Rural policies of the 2024 Provincial Planning Statement

10. PUBLIC CONSULTATION

A Proposed strategy for consultation with the public with respect to the application.

Statutory public meeting

9. PLANS REQUIRED

Please attach a copy of the sketch, site plan or survey **drawn to scale, in metric.**
One copy must be submitted on 8.5" x 11" paper and an electronic version in Adobe Acrobat pdf format.

Minimum requirements will be a sketch showing the following:

- ☐ The boundaries and dimensions (frontage, depth and area) of the subject land.
- ☐ Indicate the area to be rezoned.
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front lot line, rear lot line and the side lot lines.
- ☐ The approximate location of all topographical, natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the Applicant, may affect the Application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- ☐ The current uses on land that is adjacent to the subject land.
- ☐ The location and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public road, a private road or a right-of-way.
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- ☐ If the subject land has lake frontage, label the lake name.
- ☐ The location and nature of any easement affecting the subject land.
- ☐ North arrow and scale.

10. AUTHORIZATION BY OWNER

Applicable if an Agent is making this application on your behalf.

If the Applicant is not the Owner of the subject land of this Application, the written authorization of the Owner stating that the Agent is authorized to make the Application on their behalf must be included with this application form or the authorization set out below must be completed.

Please Note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

I (we), Sandy Bay Vacations Inc. (*Registered Owner(s)*) the undersigned, being the Registered Owner(s) of the subject land, hereby authorize John Jackson (*Agent*) to act as my Agent with respect to the preparation and submission of this Application.

Signature of Owner — Date: May 27, 2026

Signature of Owner — Date

11. FREEDOM OF INFORMATION AND PRIVACY

Personal information contained in this form, collected and maintained pursuant to Section 34 of The Planning Act, will be used for the purpose of responding to the Application and creating a public record. The Owner's Signature acknowledges that "personal information [is] collected and maintained specifically for the purpose of creating a record available to the general public;" per Section 14(1)(c) of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56.

The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions regarding the collection of information should be directed to the Director of Planning at the Township of Seguin at (705) 732-4300.

Signature of Owner — Date: May 27, 2026

Signature of Owner — Date

Signature of Witness — Date: May 27, 2026

12. DECLARATION OF OWNER/AGENT

Must be signed by the Owner(s)/Agent in the presence of a Commissioner.

I John Jackson (Owner(s)/Agent) of the Municipality

of McDougall in the County/District/Regional Municipality of Parry

do solemnly declare that all of the statements contained in this Application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the Town of Parry Sound

in the District of Parry Sound

this 27th day of May, 20 26.

Signature of Owner

Signature of Owner

John Jackson

Signature of Agent (if Applicable)

Patrick James Christie, a Commissioner, etc., Province of Ontario, for Parry Sound Area Property Consulting Inc. Expires September 4, 2027

Signature of Commissioner

Commissioners Stamp

13. ADDITIONAL FEES

If Planning, Engineering and/or legal fees are incurred by the Township pertaining to this Application, the Applicant, by endorsing below, hereby agrees to submit the balance due, upon receipt of an invoice for same.

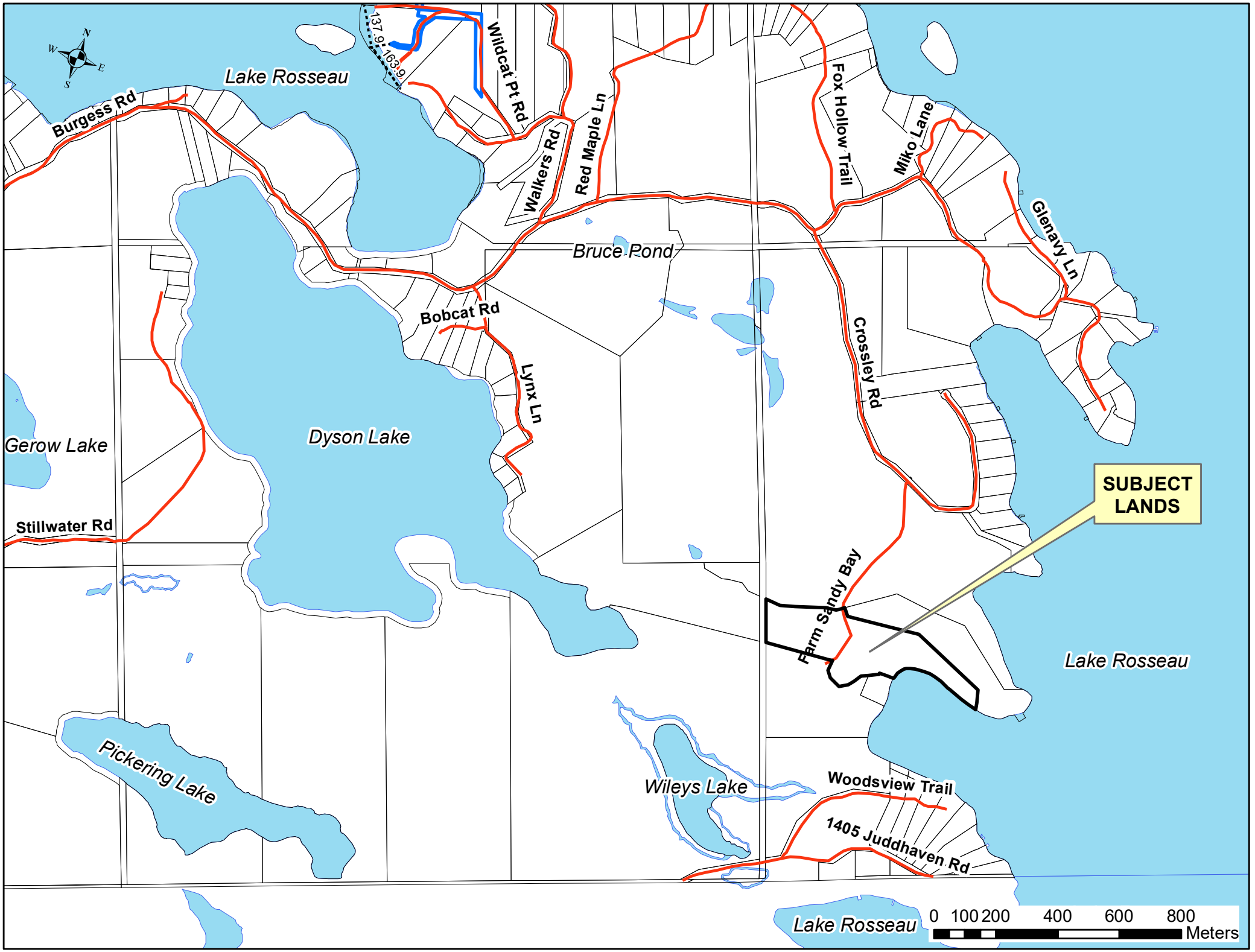
Signature of Owner(s)/Agent

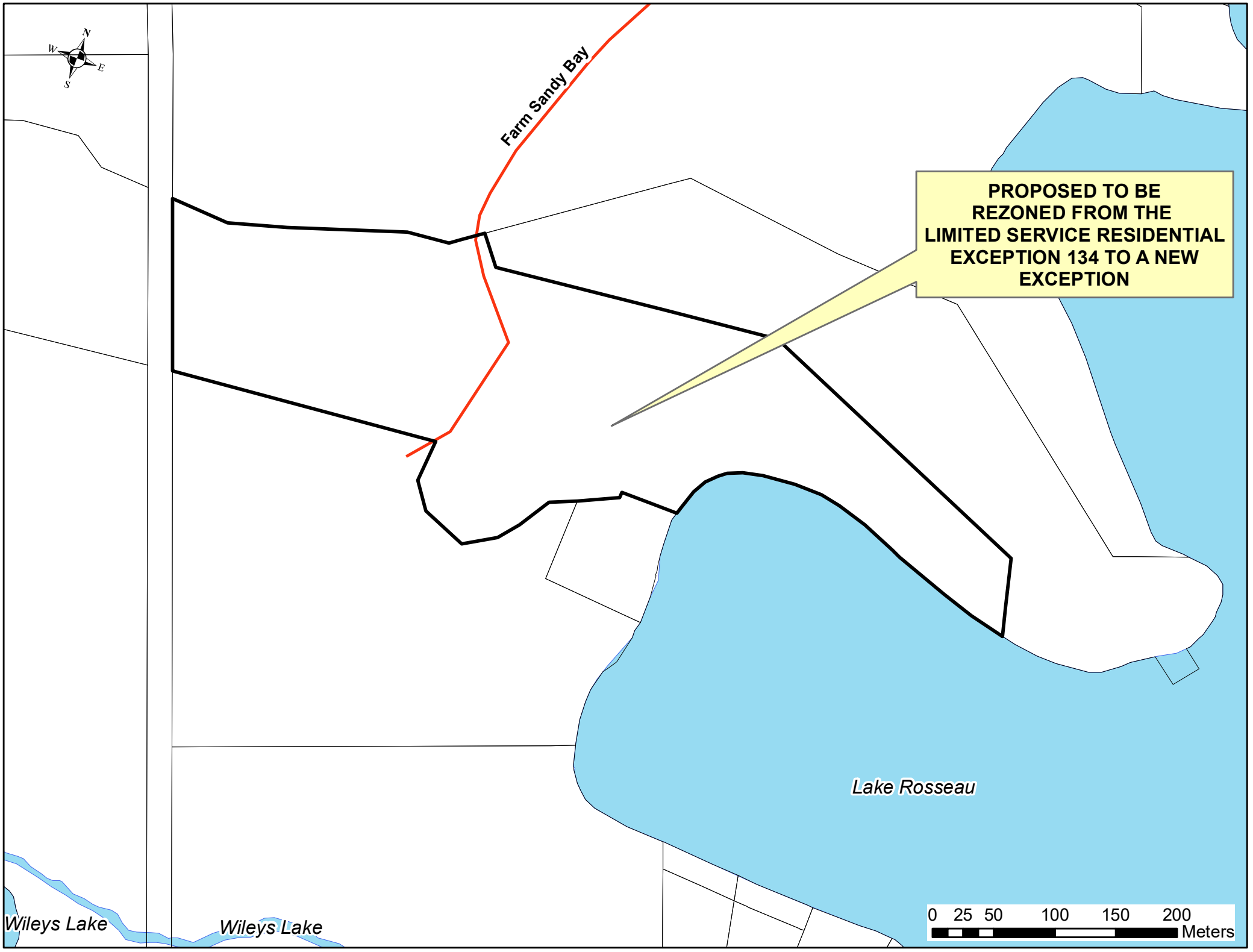
May 27, 2026

Date

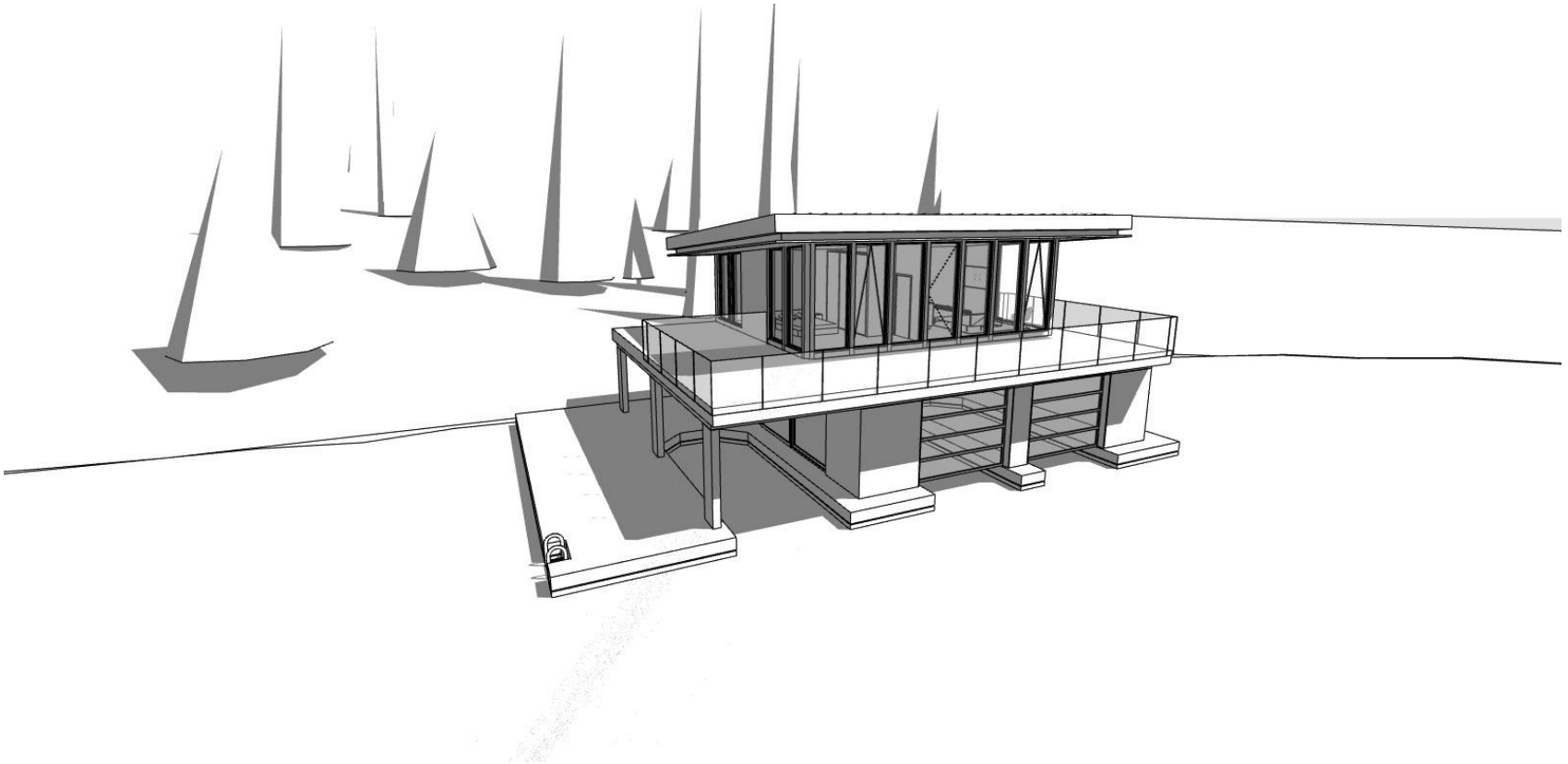
Please submit this application to the Township of Seguin Planning Department at:

Township of Seguin
5 Humphrey Dr., RR#2
Parry Sound. ON
P2A 2W8
Bus: 705-732-4300
Fax: 705-732-6347
Toll Free: 1-877-473-4846


N
W
E
S
Lake Rosseau
Burgess Rd
137.9
163.9
Wildcat Pt Rd
Walkers Rd
Red Maple Ln
Fox Hollow Trail
Miko Lane
Glenavy Ln
Bruce Pond
Bobcat Rd
Lynx Ln
Crossley Rd
Dyson Lake
Gerow Lake
Stillwater Rd
SUBJECT LANDS
Farm Sandy Bay
Lake Rosseau
Pickering Lake
Wileys Lake
Woodsview Trail
1405 Juddhaven Rd
Lake Rosseau
0 100 200 400 600 800
Meters


N
W
E
S
Farm Sandy Bay
PROPOSED TO BE REZONED FROM THE LIMITED SERVICE RESIDENTIAL EXCEPTION 134 TO A NEW EXCEPTION
Lake Rosseau
Wileys Lake
Wileys Lake
0 25 50 100 150 200
Meters

Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit



JST Boathouse

PROJECT MANAGEMENT
J.S. CUSTOM BUILDERS LTD.

ARCHITECT
MICACCHI ARCHITECTURE INC.

STRUCTURAL
DE KONING GROUP

GENERAL CONTRACTOR
J.S. CUSTOM BUILDERS LTD.

A001 Cover Sheet
A002 Survey
A005 Site Plan
A101 1st Floor Plan
A102 2nd Floor Plan
A103 Roof Plan
A301 South Elevation
A302 West Elevation
A303 North Elevation
A304 East Elevation
A401 Section 1-1
A402 Section AA
A403 Section BB

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job title
JST Boathouse

sheet title
Cover Sheet

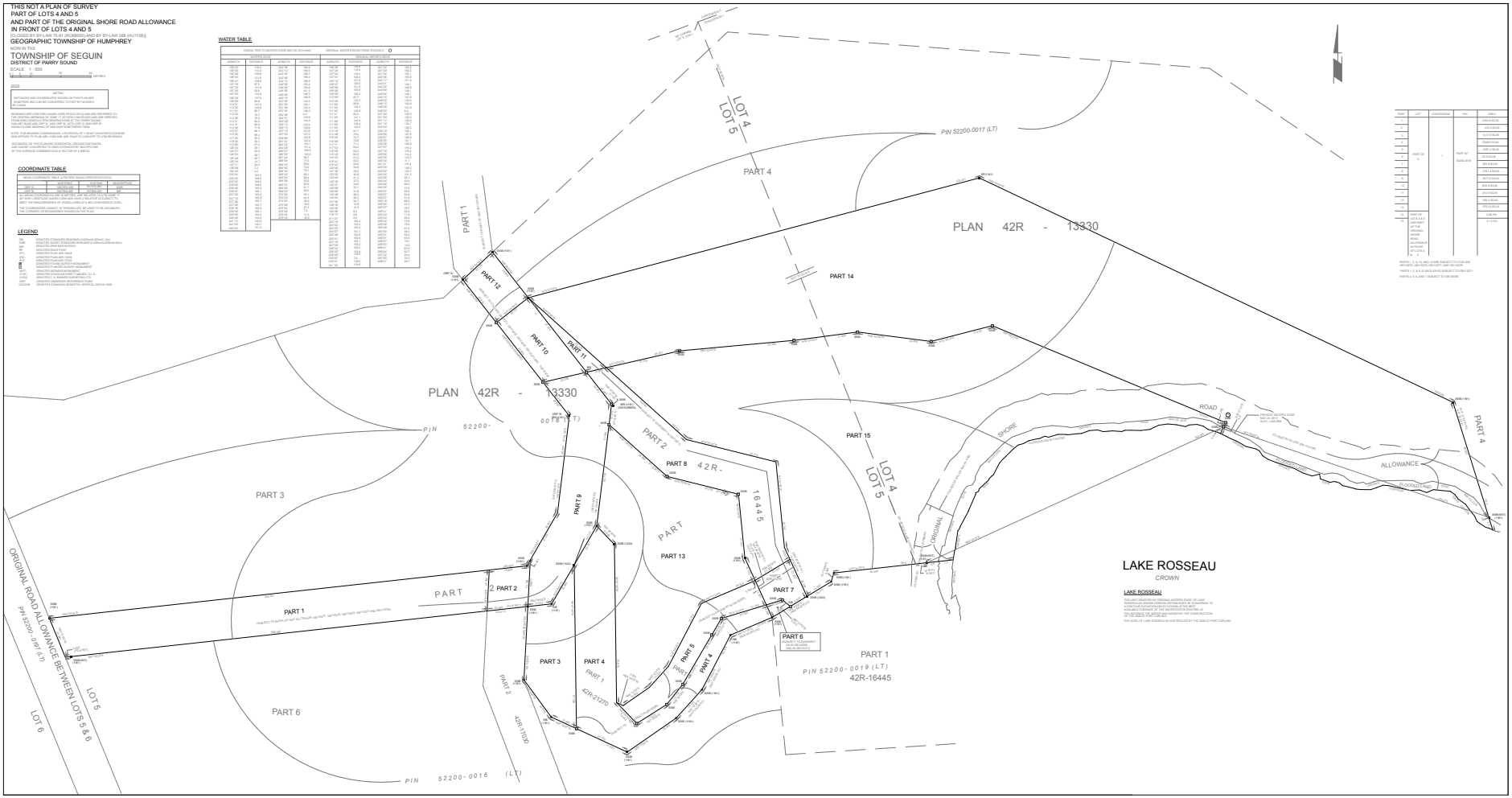
client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale

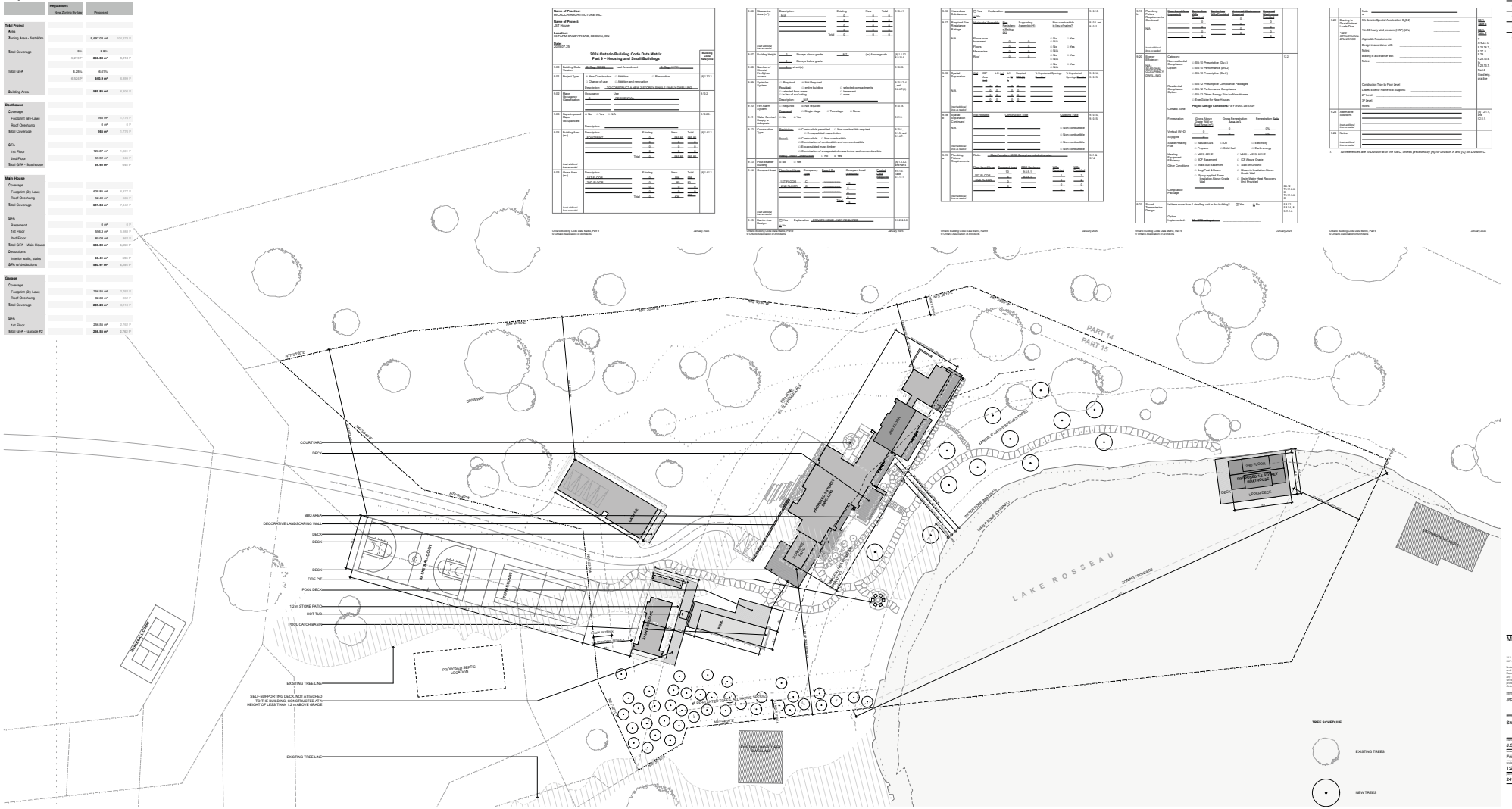
job number
2419

A001


THIS NOT A PLAN OF SURVEY
PART OF LOTS 4 AND 5
AND PART OF THE ORIGINAL SHORE ROAD ALLOWANCE
IN FRONT OF LOTS 4 AND 5
GEOGRAPHIC TOWNSHIP OF HUMPHREY
NOW IN THE
TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND
SCALE 1 : 500
2022
WATER TABLE
COORDINATE TABLE
LEGEND
PLAN 42R - 13330
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
PART 4
LOT 4
LOT 5
LOT 5
LOT 6
PIN 52200-0017 (LT)
PIN 52200-0018 (LT)
PIN 52200-0019 (LT)
PIN 52200-0016 (LT)
42R-16445
42R-21270
42R-17039
ROAD 1
SHORE
ALLOWANCE
ORIGINAL SHORE ROAD ALLOWANCE
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 & 6
PIN 52200-0017 (LT)
LAKE ROSSEAU
CROWN
LAKE ROSSEAU

Zoning Statistics

	Regulations (Site Zoning By-law)	Proposed	
Total Project			
Area			
Zoning Area - first 60m		9,697.03 m²	104,378 ft²
Total Coverage	9%	8.8%	
	2,719 ft²	**856.33 m²**	9,218 ft²
Total GFA	6.28%	6.61%	
	6,023 ft²	**640.9 m²**	6,899 ft²
Building Area		**885.85 m²**	9,536 ft²
Boathouse			
Coverage			
Footprint (By-Law)		165 m²	1,778 ft²
Roof Overhang		0 m²	0 ft²
Total Coverage		**165 m²**	1,778 ft²
GFA			
1st Floor		120.87 m²	1,301 ft²
2nd Floor		59.92 m²	645 ft²
Total GFA - Boathouse		**59.92 m²**	645 ft²
Main House			
Coverage			
Footprint (By-Law)		639.65 m²	6,885 ft²
Roof Overhang		32.68 m²	352 ft²
Total Coverage		**691.34 m²**	7,440 ft²
GFA			
Basement		0 m²	0 ft²
1st Floor		558.3 m²	6,009 ft²
2nd Floor		80.08 m²	862 ft²
Total GFA - Main House		**638.39 m²**	6,869 ft²
Deductions			
Interior walls, stairs		**55.41 m²**	596 ft²
GFA wr deductions		**583.97 m²**	6,284 ft²
Garage			
Coverage			
Footprint (By-Law)		259.65 m²	2,793 ft²
Roof Overhang		32.68 m²	352 ft²
Total Coverage		**289.33 m²**	3,113 ft²
GFA			
1st Floor		259.65 m²	2,793 ft²
Total GFA - Garage #2		**259.65 m²**	2,793 ft²



Mark	Date	Description
01	2025-03-26	Issued for Zoning Amendment Application
03	2025-06-18	Issued for Site Plan Approval
04	2025-07-02	Re-issued for Site Plan Approval
06	2025-09-02	Re-issued for Building Permit

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PROJECT
JST House

DRAWING
Site Plan & Revegetation Plan

CLIENT
J.S. Custom Builders Ltd.

PLOT DATE
Friday, October 31, 2025

SCALE
1:250

DRAWING NO.
2419

A005

Township of Seguin - ZONING BY-LAW 2006-125

4.28 SHORELINE STRUCTURE AND FACILITIES

4.28.1 BOATHOUSE AND BOATPORTS

b) The width of the boathouse measured parallel to the shoreline shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures and facilities along the shoreline frontage of a lot in accordance Section 4.28 (b).

Lot Frontage = 162.2m
Maximum Shoreline Frontage Occupation = 23.0m

c) No portion of the first storey of any boathouse or part thereof shall be use for human habitation including sleeping, cooking, or living area.

d) Where a 1½ storey boathouse is permitted by this By-law, the ½ storey above the first storey may be used for sleeping accommodation or living area, but shall not include a kitchen or cooking facilities, and shall be considered as a sleeping cabin in accordance with this By-law. The maximum floor area for the ½ storey shall be 60 square metres.

1/2 storey Floor Area = 59.93m²

~~g) […] The maximum building height for a 1½ storey boathouse shall be 6.7 metres with a maximum height to the highest main roof eave of 3.6 metres. For the purpose of this Section building height shall be the distance above the normal or controlled water level. A gambrel or mansard roof shall not be permitted on a boathouse.~~

~~h) A maximum of 50% of each roof plane may be dormer~~

i) Boathouse Regulations
i) Boathouses shall only be permitted appurtenant to lots on the following lakes and in accordance with the regulations of Tables 4.3 and 4.4:
- Lake Rosseau
ii) One and one half storey boathouses shall only be permitted appurtenant to those lots that front onto the following lakes and in accordance with Tables 4.3 and 4.4:
- Lake Rosseau

TABLE 4.4

Minimum Lot Frontage	Boathouse Prohibited	Maximum Height/Slips			Maximum Width (metres) (4) (5)	Maximum Length (metres) (5)
		1 Sty - 2 slips	1 ½ Sty - 2 slips	1 ½ Sty - 3 slips		
< 60 m	√ (1)(6)					
≥60 - 90 m		√ (2)			11	11
≥90 - 160 m			√		11	11
> 160 m				√ (3)	15.0	11

(3) Where a third slip is constructed, it shall be a boat port.
(4) A boatport shall be included in maximum boathouse width.
(5) Where an upper level deck on a boathouse extends more than 1 metre from boathouse wall, the deck shall be included in boathouse width and/or length

4.28.2 DOCKS AND BOAT LIFTS

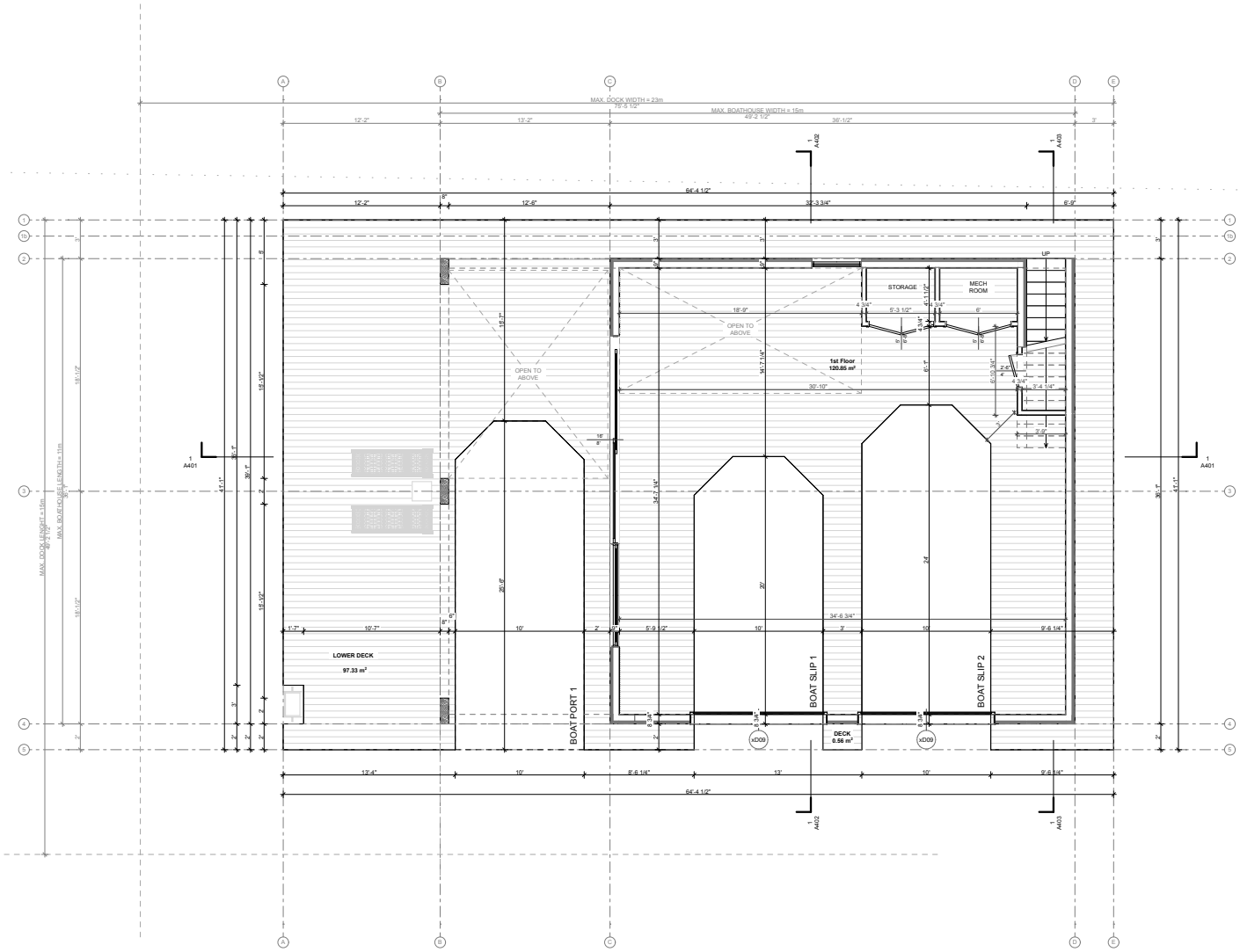
a) The width of all docks, excluding submersible boat lifts shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures or facilities along the shoreline frontage of a lot in accordance with Section 4.28 (b).

Lot Frontage = 162.2m
Maximum Shoreline Frontage Occupation = 23.0m

d) The maximum length of a dock shall be 15 metres extending into the waterbody. […]

e) The maximum combined surface area of all docks, including any attached fingers, and open decks above the water shall be 112 square metres. On those lakes listed in Section 4.28.1 j) i) of this By-law where a boathouse is a permitted structure, the maximum combined surface area of all docks, including any attached fingers and open decks above the water shall be 168 square metres. The dock area contained within a boathouse or boatport shall not be included within the maximum combined surface area of docks.

Lower Deck = 97.33m² + 0.56m²
Upper Deck = 70.05 m²
Total Deck = 167.94m²



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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job title
JST Boathouse

sheet title
1st Floor Plan

client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A101

Township of Seguin - ZONING BY-LAW 2006-125

4.28 SHORELINE STRUCTURE AND FACILITIES

4.28.1 BOATHOUSE AND BOATPORTS

b) The width of the boathouse measured parallel to the shoreline shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures and facilities along the shoreline frontage of a lot in accordance Section 4.28 (b).

Lot Frontage = 162.2m
Maximum Shoreline Frontage Occupation = 23.0m

c) No portion of the first storey of any boathouse or part thereof shall be use for human habitation including sleeping, cooking, or living area.

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1/2 storey Floor Area = 59.93m²

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≥60 - 90 m		√ (2)			11	11
≥90 - 160 m			√		11	11
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4.28.2 DOCKS AND BOAT LIFTS

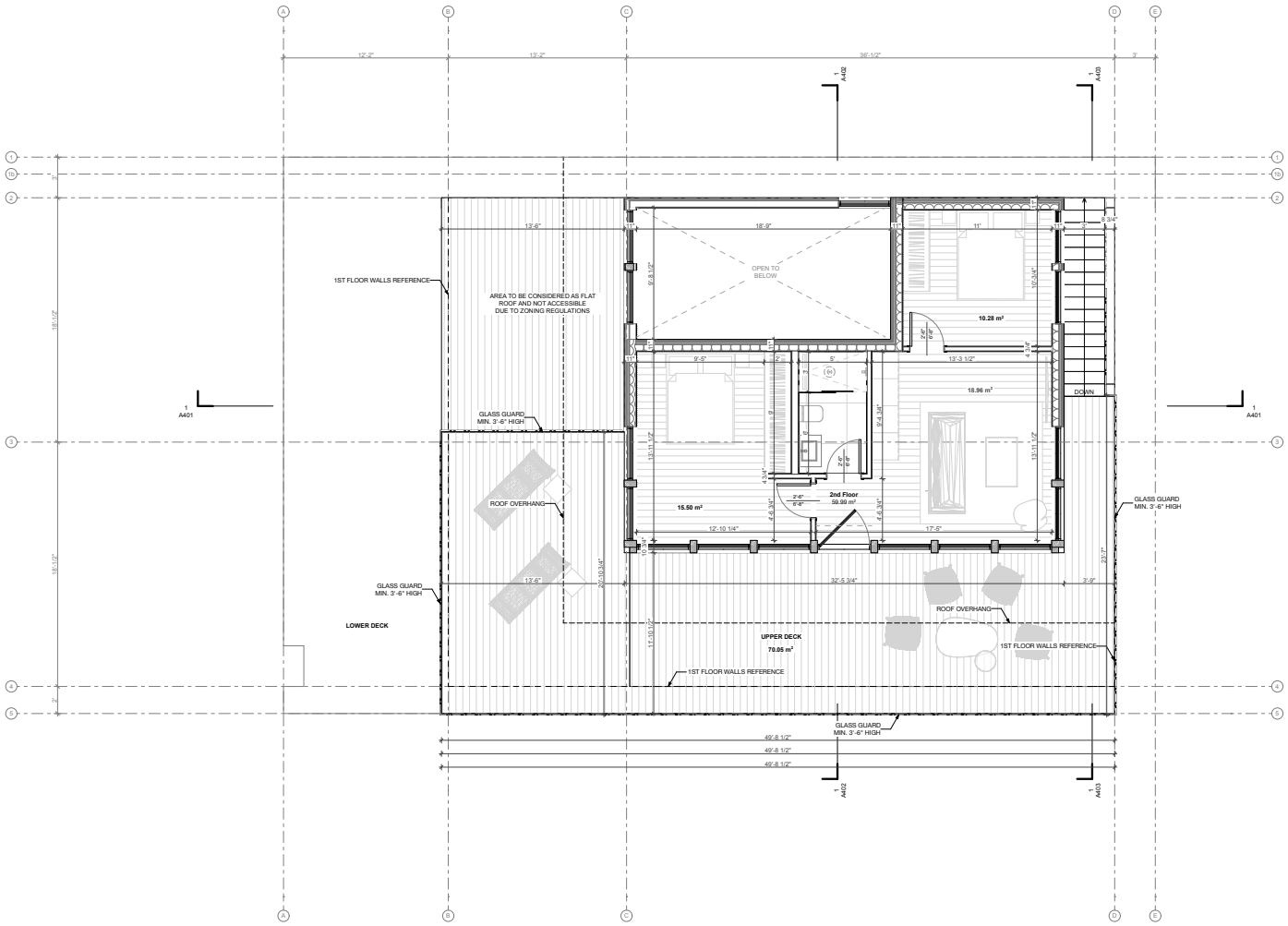
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d) The maximum length of a dock shall be 15 metres extending into the waterbody. […]

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Upper Deck = 70.05 m²
Total Deck = 167.94m²



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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job title
JST Boathouse

sheet title
2nd Floor Plan

client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A102

Township of Seguin - ZONING BY-LAW 2006-125

4.28 SHORELINE STRUCTURE AND FACILITIES

4.28.1 BOATHOUSE AND BOATPORTS

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4.28.2 DOCKS AND BOAT LIFTS

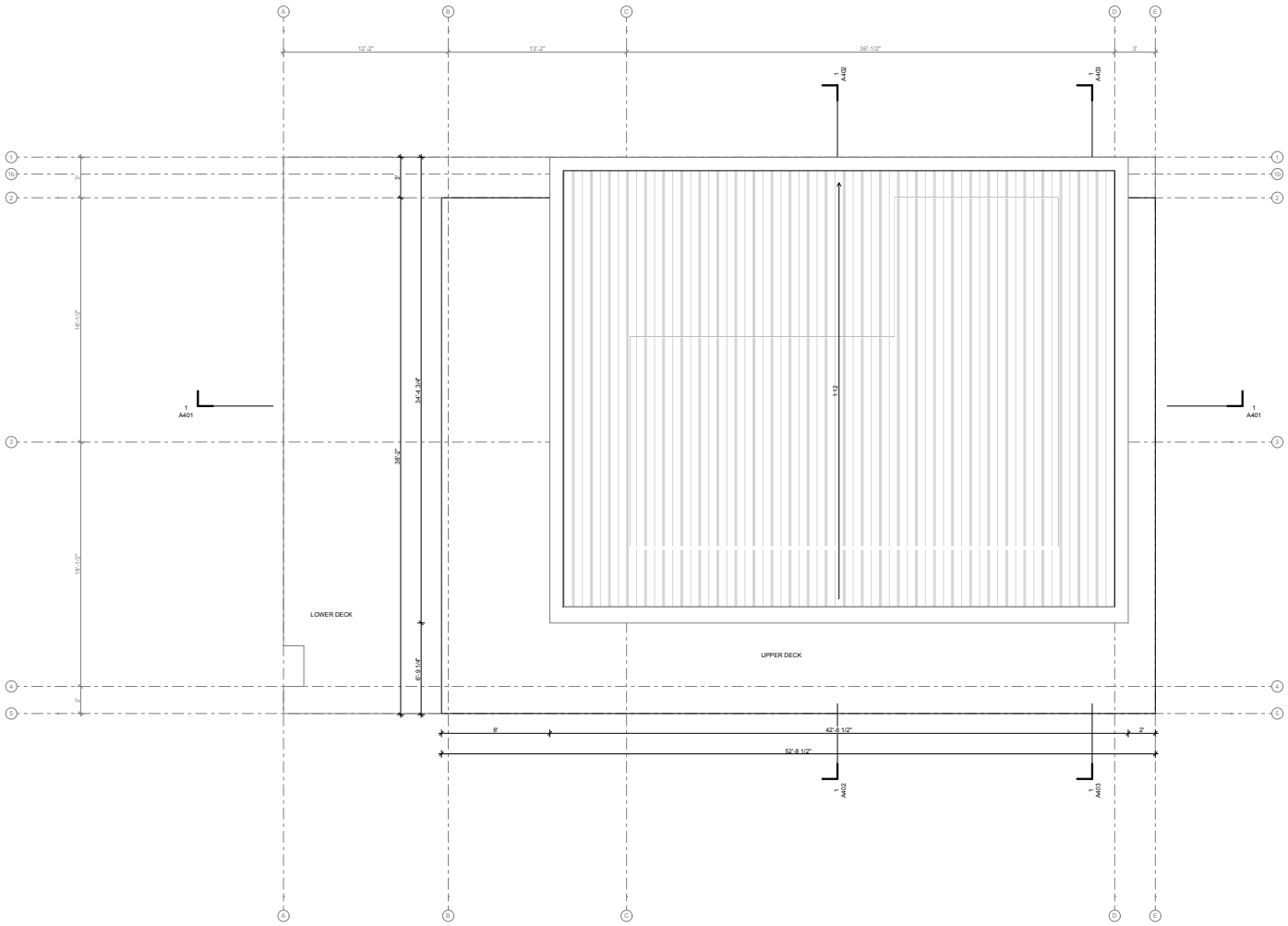
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Lower Deck = 97.33m² + 0.56m²
Upper Deck = 70.05 m²
Total Deck = 167.94m²



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job title
JST Boathouse

sheet title
Roof Plan

client
J.S. Custom Builders Ltd.

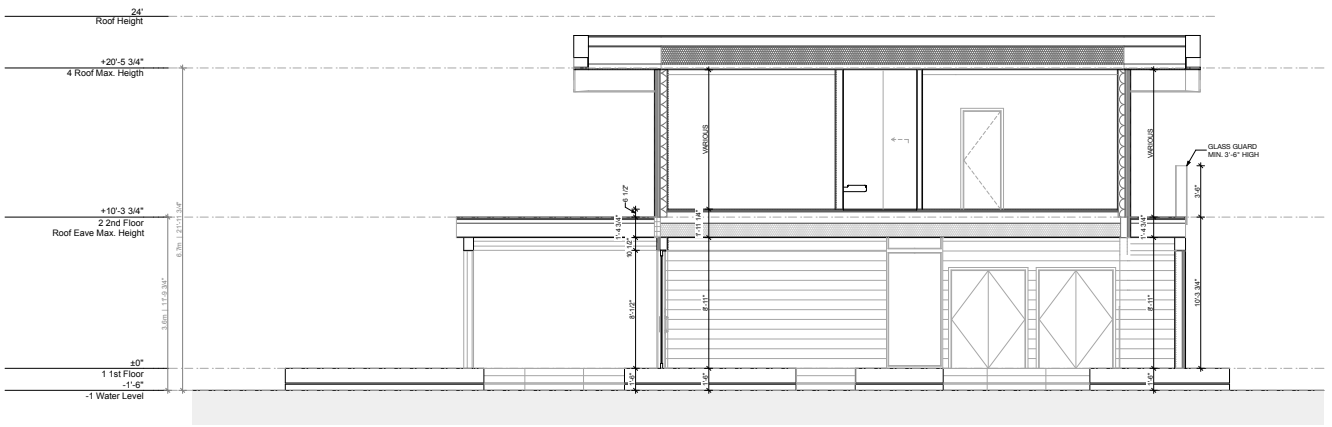
issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A103

Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit



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job title
JST Boathouse

sheet title
Section 1-1

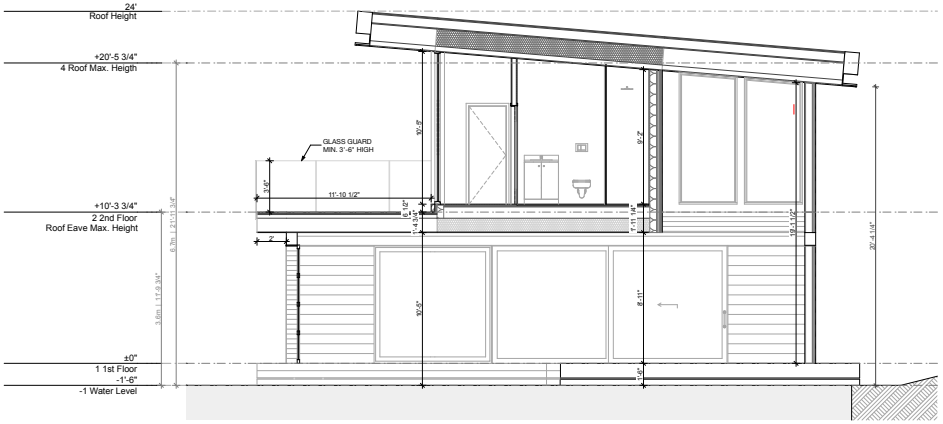
client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A401



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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job title
JST Boathouse

sheet title
Section AA

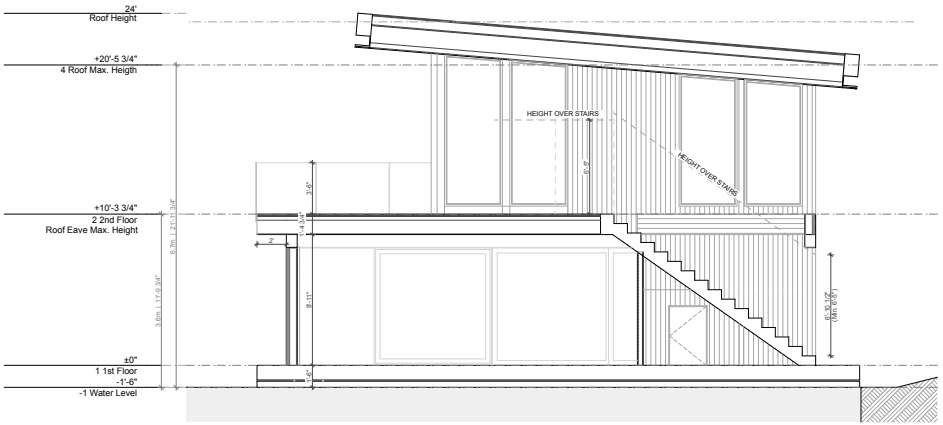
client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A402



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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job title
JST Boathouse

sheet title
Section BB

client
J.S. Custom Builders Ltd.

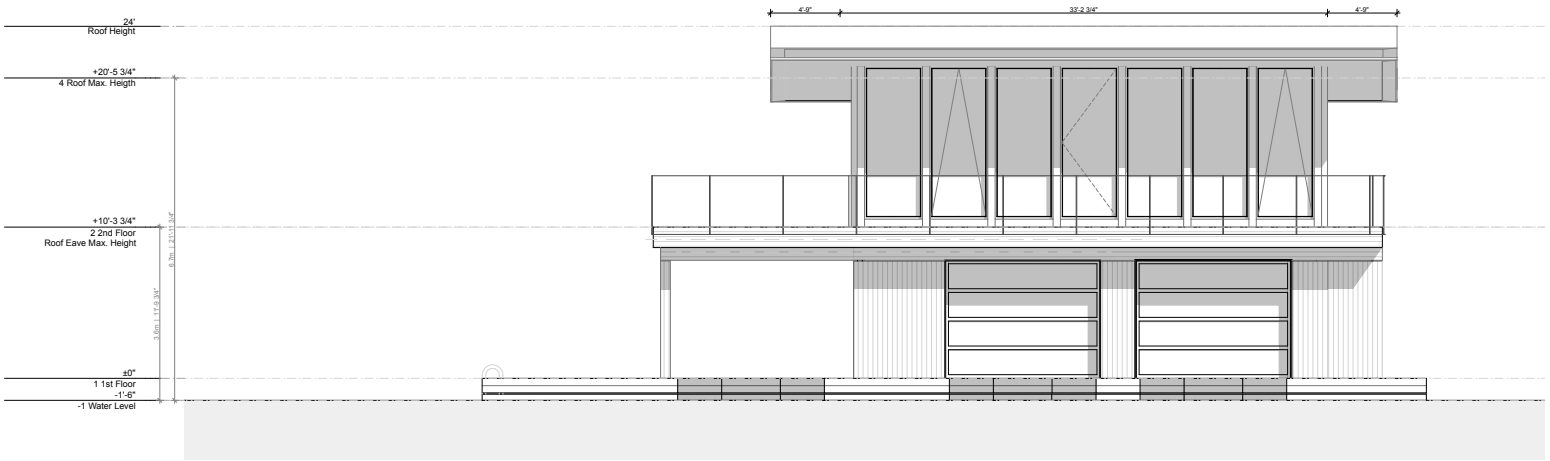
issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A403

Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit



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job title
JST Boathouse

sheet title
South Elevation

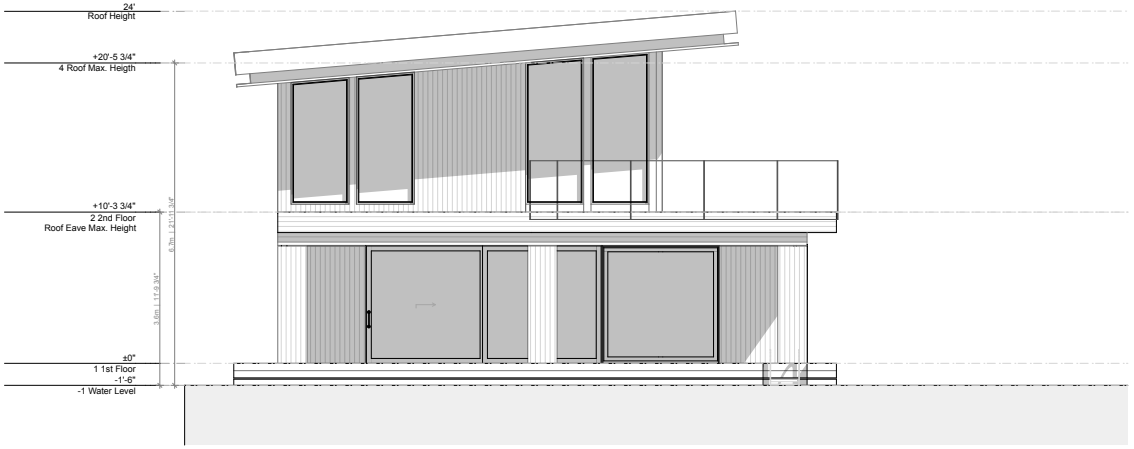
client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A301



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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job title
JST Boathouse

sheet title
West Elevation

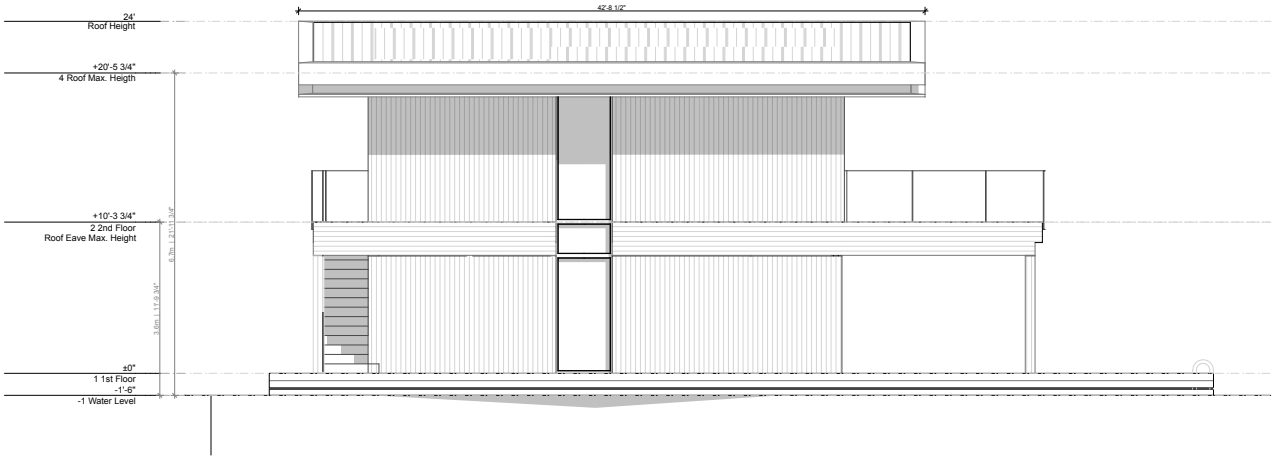
client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A302



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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job title
JST Boathouse

sheet title
North Elevation

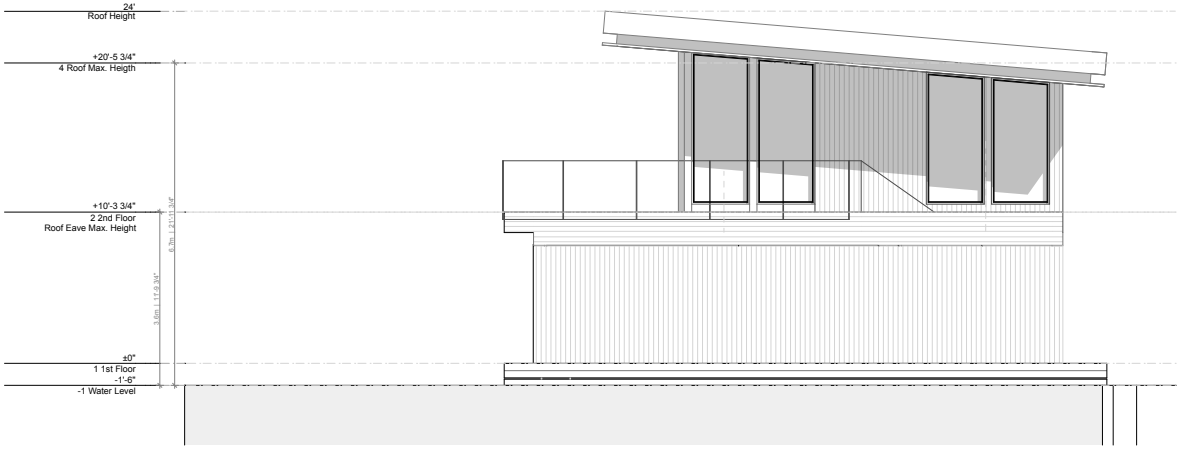
client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A303



Mark	Date	Description
01	Work in Progress	Issued for MNRF Permit

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647-725-7799 | general@micacchi.ca

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job title
JST Boathouse

sheet title
East Elevation

client
J.S. Custom Builders Ltd.

issue date
Wednesday, September 24, 2025

scale
1/4" = 1'-0"

job number
2419

A304
























AB 6027
YAMAHA

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Concession Road Allowance (Bentley/Garland)
Information Report

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: November 2nd, 2026 **Report No**: PL-2026-113

Executive Summary:

RAC-2026-0005-06-F are two applications to stop up close and purchase a Concession Road Allowance that abuts the subject lands at 898181 & 898183 Water Access Horseshoe Lake.

Staff recommend that Council receive this report for information and direct staff to proceed with the request to acquire a portion of the subject Concession Road Allowance and hold a future Public Meeting.

Prepared for: Mayor and Members of Council

Subject: Concession Road Allowance (Bentley/Garland)
Information Report

From: Taylor Elgie, Director of Planning, Planning Department

Agenda Date: November 2nd, 2026 **Report No**: PL-2026-113

Recommendation:

THAT Council direct staff to proceed with selling the requested portion of the Concession Road Allowance to the applicant and hold a future public meeting.

Background & Analysis:

APPLICATION NO:	RAC-2026-0005-06-F
Applicants:	Andrew Bentley & Fiona Garland
Subject Lands:	*RDAL BTN TWP OF CHRISTIE AND TWP OF FOLEY W OF CENTRE LINE ABUTTING PT 1 & 2 42R12566; SEGUIN and RDAL BTN TWP OF FOLEY AND TWP OF CHRISTIE E OF CENTRE LINE BTN THE LIMITS OF HORSESHOE LAKE ABUTTING PT 1, 13 AND 7 PSR667; SEGUIN*
Civic Address:	898183 & 898181 WA Horseshoe Lake
Roll No.:	49-03-030-002-00508 & 49-03-030-002-00505

Applications have been made to purchase a portion of the Concession Road Allowance that abuts the applicant's property (see Figure 1).

Township departments reviewed the circulated materials and identified no concerns. The Clerk's Department also indicated no concerns, provided that the easterly abutting landowners are offered the portion of the road allowance directly adjacent to their properties. As this forms part of the standard Concession Road Allowance procedure, the remaining abutting property owners will be notified.

FIGURE 1: KEY MAP

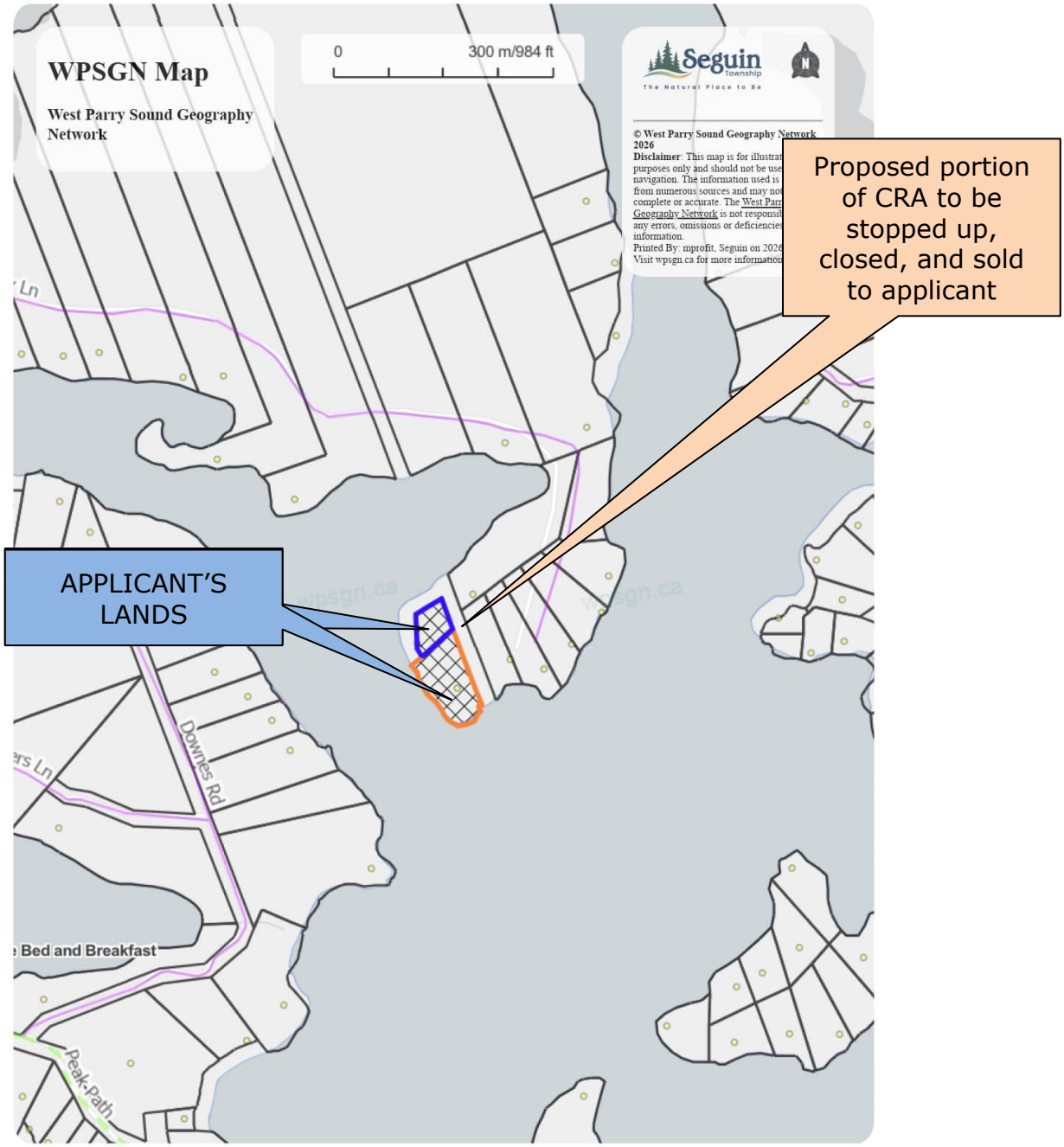
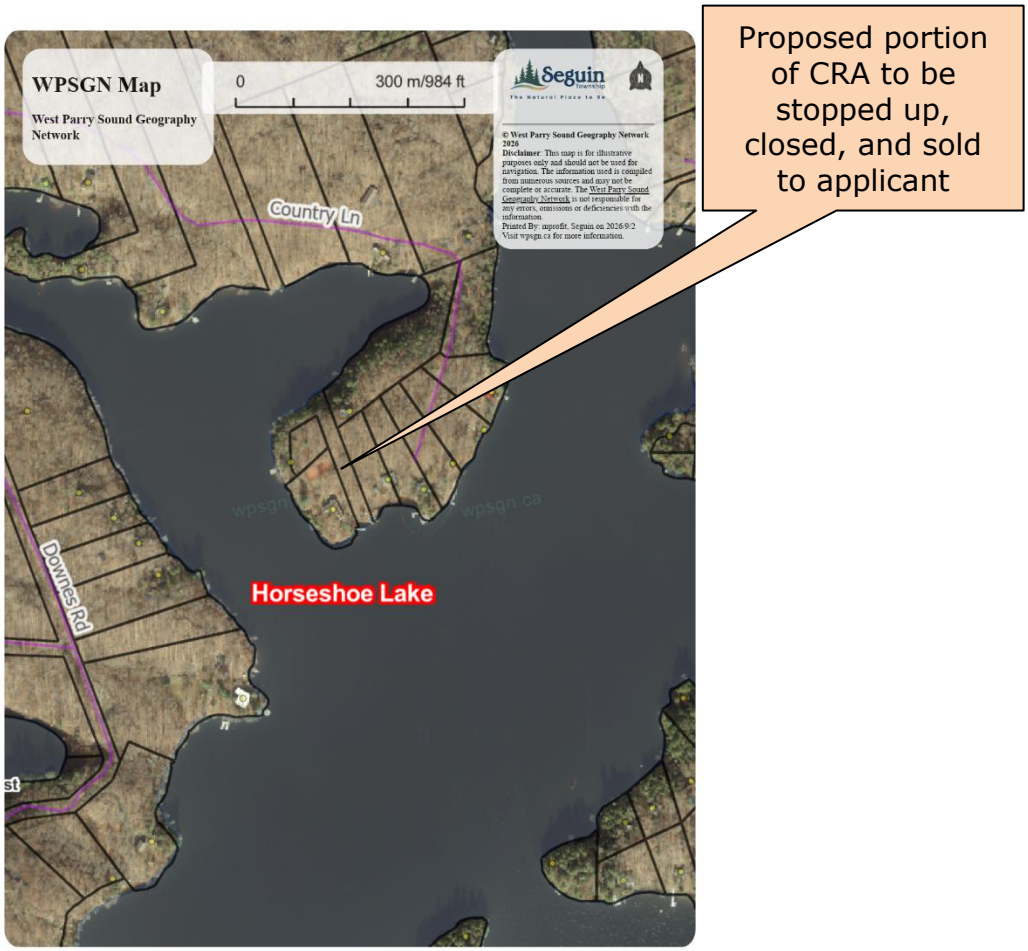


FIGURE 2: Aerial View



The land is surrounded by the following land uses:

North: Horseshoe Lake
South: Horseshoe Lake
East: Shoreline Area
West: Horseshoe Lake

Official Plan Designation: Shoreline Area
Zoning: Limited Service Residential (LSR)
Access: Water Access & Country Lane (Private)
Lot Area: +/- .65ha & .2ha
Frontage:+/- 179 metres & 99 metres
Existing Development: Cottage, Dock, Tennis Court

Seguin Official Plan

The subject lands are designated Shoreline Area by the Official Plan.

The subject concession road allowance leads to water at both ends; however, it is landlocked by surrounding private properties and does not connect to a public road or other publicly accessible route. Existing public use of the allowance would be limited to access by watercraft, and the allowance does not provide a practical or necessary portage route. Further, public access to Horseshoe Lake is available at other locations.

While Section E.1.2.6 of the Official Plan discourages the closure or sale of road allowances that provide access to lakes and rivers, the policy permits closure where alternative access options are available in the immediate area. Given the absence of land-based public access to the road allowance and the availability of other public access points to Horseshoe Lake, the proposed closure and sale would not reduce public access to the lake. Furthermore, it is only a small 'through' allowance that can be easily navigated by water around, and the public likely will never need to use it. The proposal may therefore be considered consistent with Section E.1.2.6 due to the unique geography and location.

Financial Impacts:

There are no financial impacts associated with this report.

Options/Alternatives:

Council has two options on how to proceed with the request to acquire a portion of the subject Concession Road Allowance.

Option 1: Proceed with the request to sell a portion of the Concession Road Allowance to the applicant and hold a future public meeting.

Option 2: Do not sell any portion of the Concession 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 proceed with the request to sell a portion of the Concession Road Allowance that abuts the subject property at 898183 & 898181 WA Horseshoe Lake and hold a future public meeting.

Prepared by:

Melissa Profit
Planning Technician

Reviewed by:

Taylor Elgie, MCIP, RPP
Director of Planning

Jason Inwood
Chief Administrative Officer

MP/TE/JI

Seguin Township
Staff Report to Council

Prepared for: Mayor and Members of Council

Subject: Roadside Ditching Program

From: Tom MacLeod, C.E.T., Director of Public Works

Agenda Date: November 2, 2026 **Report No:** RD-2026-006

Executive Summary:

This report is provided for informational purposes only to support the Township's 2027 budget deliberations.

This report outlines two delivery models for the Township's roadside ditching program:

1) Township-directed delivery using municipal staff and equipment resources, and;

2) contractor-delivered work through a tendered project.

For comparison purposes, a theoretical 10 km road segment includes approximately 20 km of ditch cleanout and 250 m of rock drilling and blasting. The estimated additional funding requirement is $643,000 for the Township-directed model and $785,000 for the contractor-delivered benchmark.

Both estimates are planning-level and will vary by road conditions, rock quantities, access, traffic control, environmental requirements, scheduling, and final scope. Contractor pricing reflects anticipated volume/bulk pricing.

Both delivery models can improve roadside drainage and support road maintenance. Each has different resource, scheduling, equipment, staffing, and contract administration considerations.

Prepared for: Mayor and Members of Council

Subject: Roadside Ditching Program

From: Tom MacLeod, C.E.T., Director of Public Works

Agenda Date: November 2, 2026 **Report No:** RD-2026-006

Recommendation:

That Council receive Report No. RD-2026-006 respecting an enhanced ditching program and funding comparison for consideration in the 2027 budget process.

Background:

Historically, the Township has completed approximately 6 km of ditching per year, generally within a four-to-five-week work window and focused on identified drainage problems. With approximately 384 km of Township roads, a simple one-pass cycle at that production rate is about 64 years.

This is not an ideal service level for protecting the Township's road assets. A reactive, localized approach addresses immediate issues but does not provide sufficient capacity to systematically improve drainage across the network. Development activity, construction demands, permanent population growth, and seasonal population influx have increased pressure on the municipal road system, while ditching capacity has not increased at the same pace.

Why Roadside Ditching Matters

- Moves surface water away from the travelled road, shoulder, and ditch-side slope, reducing prolonged ponding beside the roadway.
- Helps protect the road base and subbase from excess moisture, which can reduce structural support and accelerate surface deterioration.
- Supports shoulder stability and can reduce erosion, rutting, edge break, and maintenance issues associated with poor drainage.
- Improves the performance of culverts and outlet areas by maintaining a defined drainage path and reducing sediment or vegetation buildup.
- Reduces the likelihood that localized drainage deficiencies will become more costly road-rehabilitation, washout, or emergency-repair issues.
- Improves the Township's ability to manage spring-thaw and high-rainfall conditions, particularly on roads with known drainage issues.

From Current Operations to a Proper Ditching Program:

The Township's existing annual ditching budget supports the baseline program of routine maintenance, localized drainage concerns, urgent repairs, and recurring priorities across the Township. It should not be treated as the funding source for an expanded program, because reallocating it would reduce routine service elsewhere rather than create additional capacity.

To increase output while maintaining the current level of service, the Township-directed model requires additional capacity. The Township cannot simply add a larger ditching target to existing crews without affecting other Public Works obligations. An enhanced program must include sufficient human resources,

traffic control, equipment, and hauling support to keep the baseline program operating while a dedicated priority-road program is delivered.

Analysis: Contractor vs in-house ditching operations 10km Road Ditching Project

The comparison is based on a hypothetical 10 km road segment with ditches on both sides of the road. This equates to approximately 20 km or 20,000 m of ditch cleanout. In Seguin Township ditch blasting is part of any complete ditching project. For the purposes of this analysis, we have assumed that 250 m rock blasting will be required for this project. Culvert work has also been excluded from this comparison.

Work Item	**Quantity / Allowance**
Road segment	10 km
Total ditch length	20 km / 20,000 m
Rock ditch requiring drilling and blasting	250 m
Culvert work	Not included in either model

Options:

Option 1 —Township-Directed Ditching

Under this option, the Township would establish an enhanced, Township-directed roadside ditching program that is added to existing Public Works staffing and operating resources. The program would add dedicated capacity, including one additional operator, traffic-control/ labour support, hired hauling capacity, and scheduled rental equipment—to complete standard ditch clean out without reducing the Township's current maintenance emergency response, and operational service levels.

The Township would use a combination of existing operational knowledge, owned equipment where available, rented excavator, pickup truck and dozer support, and hired tri-axle trucks with drivers. Qualified specialty contractors would continue to complete rock drilling, blasting within ditch lines.

Required Capacity for an Enhanced Program – In-house

Resource area	Current program role	Program requirement	Required resource	Cost
Operating staff	Supports routine maintenance, emergency response, and priorities.	Additional seasonal or dedicated capacity is required so ditching can progress without reducing baseline service levels.	1 operator	$98,000
Traffic control/ Labourers	Traffic control activities are coordinated within normal operations.	Dedicated traffic-control support is required during active ditching to protect workers and road users and to release equipment operators to maintain production.	2 labourers	$160,000
Hauling	Mainly township, less efficient trucks and contractor trucks are used as available.	A dedicated hired trucks and drivers are required for excavation and hauling periods to avoid production delays.	2 hired trucks	$160,000
Equipment	Equipment availability is shared among operational needs. With rental equipment when required	Reliable access to an excavator, Pickup, dozer, and supporting attachments must be scheduled or rented for the program window.	Dozer, pick up truck and Excavator rental (5 months)	$100,000
Specialty work	Contractors are retained where specialized work is needed.	Qualified contractors should continue to perform rock drilling and blasting and other specialty or high-risk work.	Increased Funding	$125,000
			Total	**$643,000**

Pros

- Greater operational flexibility
- Builds internal capacity
- Increased level or service in winter

Cons:

- Production risk remains with the Township
- Increased management and coordination requirements

Option 2 — Tendered Project Performed by Contractor

This option uses a contractor-style estimate for the same work scope. It includes separate allowances for mobilization, traffic control, and environmental controls, however rental prices do not need to be included.

Cost Item	**Quantity**	**Rate / Allowance**	**Cost**
Mobilization / demobilization	1 LS	$10,000	$10,000
Ditch clean out	20,000 m	$30/m	$600,000
Drill and blast rock in ditches	250 m	$500/m	$125,000
Temporary traffic control	1 LS	$50,000	$50,000
Total contractor-style benchmark			**$785,000**

Pros

- Dedicated Construction
- Clear project accountability

Cons:

- Higher direct cost with risks of extras for unforeseen issues (utilities)
- Less flexibility
- Procurement and contract administration

Cost and Schedule Considerations

Estimated costs and timelines for ditching work will vary by location, as each road has unique physical, environmental, and operational characteristics. Factors that may affect the scope, duration, and cost of work include soil conditions, rock quantity and type, drainage requirements, access constraints, traffic control needs, utility conflicts, material handling, and the potential need for drilling and blasting.

For example, ditching work in areas such as Humphrey, where sandy soils are more prevalent and blasting requirements may be limited, may generally be completed more quickly and at a lower cost. In contrast, roads such as Stanley House Road may require more extensive rock excavation, including drilling and blasting within ditch areas, which can increase both the duration and overall cost of the work.

Accordingly, any Township wide estimates should be considered planning level only. Individual road segments should be assessed separately to confirm the required scope, methods, schedule, and budget.

Cost analysis:

Road length	Township-directed	Contractor-delivered**	Estimated difference
10 km	$643,000	$785,000	$142,000
20 km	$728,000	$1,325,000	$597,000
30 km*	$1,286,000	$1,769,000	$483,000
40 km	$1,371,000	$2,242,000	$871,000

*Township directed for 25km or more of ditching per year will require double resources for in-house staff

**Contractor-delivered pricing reflects anticipated volume/bulk pricing based on the scope of work. Actual pricing may vary depending on final quantities, site conditions, scheduling, and contractor availability.

Strategic Plan Alignment:

Lead: Advocate for infrastructure and services that support a healthy and engaged community

Grow: Expand infrastructure and services to meet emerging needs

Conclusion:

Ditching would improve drainage, reduce standing water, and help protect road surfaces and shoulders, especially in the springtime thaw.

The Township directed approach is estimated to require $643,000 in additional staff and resources to establish a ditching program, its main advantages are lower incremental cost, flexibility to prioritize locations as conditions change, and the ability to use Township knowledge, staff, and existing operational resources.

The contractor delivered approach is estimated at $785,000 for the same stated scope. Its main advantages are a dedicated crew, longer construction workdays, and a potentially shorter completion period. Its limitations are the higher cost, less flexibility to redirect work during the season, and the need to follow a defined contract scope and schedule.

Both options would improve roadside drainage. The Township directed model is more flexible and lower cost where operational resources are available; contracting may be better suited to specialized or time sensitive work.

Prepared by:



Tom MacLeod, Director of Public Works

Reviewed By:



Jason Inwood, Chief Administrative Officer

Business

Seguin Township
The Natural Place to Be

Seguin Township
Memo

To: Members of Council

From: Donna Mcleod, Clerk's Department

Council Meeting: November 2nd, 2026

Subject: 2026 Remembrance Day Ceremonies

FOLEY:

Venue: November 8th, 2026 @ 10:00 a.m.
Foley Cenotaph
Sunday Service to follow
Seguin Pioneer – Otter Lake Church
(56 Rankin Lake Road)

Contact Person: Danny Shoebottom

ORRVILLE:

Venue: November 11th, 2026 @ 11:00 a.m.
Gather between 10:00 a.m. – 10:30 a.m. Orrville Cenotaph
(1231 Highway 518)

Contact Person: Darrin O'Brien

HUMPHREY:

Venue: November 11th, 2026 @ 10:45 a.m.
Humphrey Public School (Gym)

Contact Person: Dawn Buckland

ROSSEAU:

Venue: November 8th, 2026 @ 10:45 a.m.
Church Service to follow
Rosseau Memorial Hall

Contact Person: Gail Finnson

Outlook

Fw: ROMA 2027 Update: Delegations, Board Elections, New Councillor Day

From info <info@seguin.ca>
Date Tue 10/20/2026 4:30 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: ROMA Communications <roma@roma.on.ca>
Sent: October 20, 2026 11:02 AM
To: info <info@seguin.ca>
Subject: ROMA 2027 Update: Delegations, Board Elections, New Councillor Day

Rural Ontario Municipal Association



ROMA Conference 2027

With the ROMA Conference 2027 fast approaching, there are important dates and opportunities for you to keep on your radar. From provincial delegation meetings and ROMA Board elections to leadership development for new councillors, here are the latest updates and deadlines for rural municipal leaders.

1. Request Your Provincial Delegations

The Ministry of Municipal Affairs and Housing (MMAH) has opened its delegation request process for the ROMA Conference 2027. This is an opportunity for municipal councils to meet with provincial Ministers, Parliamentary Assistants and senior government officials to discuss local priorities.

Only registered ROMA Conference delegates are eligible to participate.

Deadline: Friday, November 20, 2026, at 5:00 p.m. ET.

Submit your delegation requests

For tips on making the most of your 15-minute meeting, read AMO's Guide to Delegation Meetings. Questions about provincial delegations can be directed to delegations@ontario.ca.

2. ROMA Board Elections: Nominations Open October 20

ROMA is seeking candidates for Zone Representatives on the 2027–2031 ROMA Board, with one representative elected from each of Ontario's 10 zones for a four-year term.

Municipal leaders interested in advancing the priorities of rural and small-town Ontario are encouraged to run.

Nomination period: October 20 to December 23, 2026, at 12:00 p.m. ET.

Election date: Monday, January 25, 2027, at the ROMA Conference.

Nominations must include a completed Nomination Form and a municipal council resolution supporting the candidate.

Read the Election Guide and access nomination materials

Questions? Contact Adam Garcia at agarcia@amo.on.ca or 416-971-9856, ext. 356.

3. New Councillor Day at ROMA 2027

Saturday, January 23, 2027 | 10:00 a.m.–5:00 p.m. | Sheraton Centre Toronto

AMO is offering the first two modules of its Local Leadership Foundations program — *Governing in Practice* and *Making Decisions*—the day before the conference begins.

Join program facilitators Mayor Cam Guthrie and Dr. Kate Graham and connect with peer elected officials for practical learning to help you succeed in the upcoming term. Lunch is included.

Early bird registration: $550 by December 18, 2026 ($650 regular price).

Bursaries: Limited $150 bursaries are available to AMO members on a first-come, first-served basis.

New Councillor Day requires separate registration from the ROMA Conference.

Register through Local Leadership Foundations

In case you missed it...

Rural Ontario Inspiration Awards – Deadline October 23

Know someone making a difference in rural Ontario? Nominations for the Rural Ontario Inspiration Awards close October 23, 2026.

Learn more and submit a nomination

ROMA's CRTC Advocacy Win

The federal telecoms regulator, CRTC, has announced a new approach to mapping and reporting cellular coverage, directly addressing ROMA recommendations from a letter earlier this year. This will help Ontarians better understand where cellphone coverage is available and where there may be gaps, helping to support investment where it is needed.

Read ROMA's CRTC advocacy update

Drainage Act Ruling: The Fight Continues

Last year, the Ontario Court of the Drainage Referee ruled that the Drainage Act applies to federally regulated railways, requiring them to pay their fair share of municipal drainage costs that benefit their properties. CP has appealed the decision,

and ROMA's legal counsel will intervene in the appeal on November 10 to defend the interests of rural municipalities. Stay tuned for further updates.

CONTACT
events@roma.on.ca
T 416.971.9856

Keep up to date with the rural municipal voice

of the province, on social media.

Wish to Opt Out of ROMA Communications | Opt Out

155 University Ave Suite 800 | Toronto, ON M5H 3B7 CA

This email was sent to info@seguin.ca.
To continue receiving our emails, add us to your address book.

Outlook

Parry Sound and Seguin: You're Invited!

From Muskoka Watershed Council <info@muskokawatershed.org>
via mailchimpapp.net
Date Thu 10/22/2026 5:30 PM
To Andrea Spinney <aspinney@seguin.ca>

View this email in your browser

Muskoka
WATERSHED COUNCIL

The Muskoka River Watershed: Why It Matters to Parry Sound and Seguin



What happens in the Muskoka River Watershed affects more than you might think.

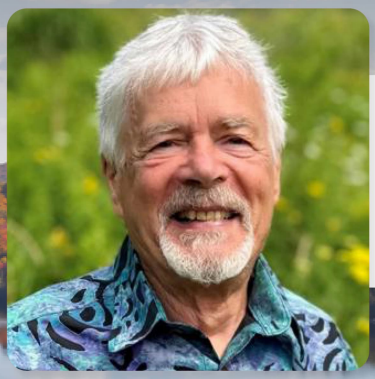
The watershed links lakes, rivers, and communities across the region, and its health doesn't stop at municipal boundaries. Understanding how it works is part of protecting the places we call home.

On Wednesday, November 4, the Muskoka Watershed Council is hosting a free community evening in Seguin. We'll look at the Muskoka River Watershed's greatest threats, the work underway to protect it, and what this means for residents of Parry Sound and Seguin.

Date: Wednesday, November 4, 2026
Time: 6:30 PM – 9:00 PM
Location: Otter Lake Room | 60 Rankin Lake Road, Seguin

Register Now

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.



Outlook

RE: Opposition to Proposed Route of Hydro One Barrie to Sudbury Transmission Line

From Shelly Reed <Shelly.Reed@hydroone.com>
Date Fri 10/23/2026 3:20 PM
To Andrea Spinney <aspinney@seguin.ca>

Hello Andrea,

Thank you for reaching out to Hydro One leadership to share the motion carried by Seguin Council on October 5, 2026 (Resolution No. 2026-265) regarding the Sudbury Barrie Transmission Line project. I am responding on behalf of all recipients.

Feedback from community members and municipal elected officials is an important part of the planning process and helps us understand local priorities and perspectives, and we appreciate the time and effort you have taken to share your input. We have responded to numerous emails from people within Seguin Township, and the project team attended a community meeting on September 20 to explain the process to date and answer questions. We have also been responsive to questions from the Municipal Task Force and attended their meeting on October 21, 2026 to provide additional clarification. Seguin Township is within the focused study area, and potential route alternatives across the focused study area are still being considered.

Potential routes must be assessed against the full range of environmental, socio-economic, Indigenous culture and land values, and technical and engineering considerations.

We will be in touch with elected officials when we have route alternatives to share, and will also provide information about upcoming engagement opportunities. We recognize this project is of significant interest to you, and we are committed to considering your and your community's input as planning work continues.

Kind regards,

Shelly Reed (she/her)
Community Relations Senior Advisor
Hydro One Networks Inc.
Corporate Affairs
(647) 553-3285
HydroOne.com

From: Andrea Spinney <aspinney@seguin.ca>
Sent: Tuesday, October 20, 2026 12:02 PM
To: Megan Telford <Megan.Telford@HydroOne.com>; RELATIONS Community <Community.Relations@HydroOne.com>
Cc: Sonny Karunakaran <Sonny.Karunakaran@hydroone.com>; Ryan Docherty <Ryan.Docherty@HydroOne.com>; Shelly Reed <Shelly.Reed@hydroone.com>; Premier of Ontario | Premier ministre de l'Ontario

<premier@ontario.ca>; MinisterEnergy@ontario.ca; Smith, Graydon <graydon.smith@pc.ola.org>; Rebecca Johnson <rjohnson@parrysound.ca>; Maryann Martin <mmartin@thearchipelago.ca>; Lori West <lwest@mcdougall.ca>; Mackenzie Taylor <mtaylor@carling.ca>; Wendy Schroeder <deputy.clerk@whitestone.ca>; Karlee Britton <kbritton@mckellar.ca>
Subject: Opposition to Proposed Route of Hydro One Barrie to Sudbury Transmission Line

Some people who received this message don't often get email from aspinney@seguin.ca. Learn why this is important
*** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. ***

Good Morning Ms. Telford,

Please find attached a letter and resolution from the Township of Seguin regarding Council's opposition to the proposed route of the Hydro One Barrie to Sudbury Transmission Line.

Regards,
Andrea

Seguin Township
The Natural Place to Be

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

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Seguin Township

The Natural Place to Be

SENT VIA EMAIL: megan.telford@hydroone.com & community.relations@hydroone.com

October 20th, 2026

Megan Telford
President & CEO Hydro One Networks Inc.

Dear Ms. Telford;

RE: Resolution No. 2026-265
Opposition to Proposed Route of Barrie to Sudbury Transmission Line

At the regular meeting of the Township of Seguin Council held October 5th, 2026, Council passed Resolution No. 2026-265 regarding Council's opposition to the current proposed route of the Barrie to Sudbury Transmission Line.

A copy of Resolution No. 2026-265 is attached for your review and consideration.

Sincerely,

Andrea Spinney
Deputy Clerk
Encl.

cc: via email
Sonny Karunakaran, VP Strategic Projects & Partnerships, Hydro One, sonny.karunakaran@hydroone.com
Ryan Docherty, Executive VP of Capital Portfolio Delivery, Hydro One, ryan.docherty@hydroone.com
Shelly Reed, Community Relations Senior Advisor, Hydro One, shelly.reed@hydroone.com
Hon. Doug Ford, Premier, premier@ontario.ca
Hon. Stephen Lecce, Minister of Energy & Mines, MinisterEnergy@ontario.ca
Hon. Graydon Smith, MPP Parry Sound-Muskoka, graydon.smith@pc.ola.org
West Parry Sound Area Municipalities

Resolution No. 2026-265

Seguin Township
The Natural Place to Be

The Corporation of the Township of Seguin

Moved by KA Ken Adams

Seconded by GF Gail Finnson 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

Seguin Township
The Natural Place to Be

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 One's proposed new transmission facilities.

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin advises Hydro One that it 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.

DIVISION LIST	Yea	Nay	Absent	Abstain		
Adams	___	___	___	____	CARRIED	CDM
Buszynski	___	___	___	____	DEFEATED	___
Collins	___	___	___	____		
Fellner	___	___	___	____		
Finnson	___	___	___	____		
Getty	___	___	___	____		
MacDiarmid	___	___	___	____		

Outlook

Fw: ROCKai Winnipeg–Toronto Fibre Corridor: CRTC Broadband Fund notification and five years of free open access for Township of Seguin

From info <info@seguin.ca>
Date Thu 10/15/2026 12:30 PM
To Donna McLeod <dmcleod@seguin.ca>

Township of Seguin
(705) 732-4300

From: Joseph Hickey <joe.hickey@rockai.ca>
Sent: October 15, 2026 11:28 AM
To: info <info@seguin.ca>
Subject: ROCKai Winnipeg–Toronto Fibre Corridor: CRTC Broadband Fund notification and five years of free open access for Township of Seguin

You don't often get email from joe.hickey@rockai.ca. Learn why this is important

Dear Mayor and Council,

2371436 Ontario Inc., doing business as ROCKai, is writing to notify Township of Seguin of a project we are submitting to the Canadian Radio-television and Telecommunications Commission (CRTC) Broadband Fund. The Fund aims to increase the number of Canadian households with reliable Internet service of at least 50 Mbps download and 10 Mbps upload. Township of Seguin is located along, or near, the proposed route, and we would like to hear how the project might affect your community.

Five years of free access to the open-access network. ROCKai will provide free access to the corridor for the first five years after service begins in your community, so that local Internet providers and community networks serving your residents and businesses can reach the Toronto or Winnipeg Internet exchange over a Canadian-owned route without paying for backbone transport. The corridor is open access: any carrier, Internet provider or community network can connect on non-discriminatory terms.

- **Project:** Winnipeg–Toronto Fibre Corridor, a new open-access fibre-optic network of about 2,100 km between the Winnipeg and Toronto Internet exchanges, applied for under the CRTC Broadband Fund's fourth call for applications (deadline 15 October 2026).

- **Location:** largely within existing or planned electrical transmission corridors across northwestern and northern Ontario, the north shore of Lake Superior and Georgian Bay.
- **Technology:** buried fibre-optic cable in conduit, with network interconnection points along the route near communities. Equipment is supplied by Nokia, and construction will be carried out by Valard Construction.
- **Service improvement:** a high-capacity, Canadian-owned connection to the national Internet backbone, entering Canada's Internet exchanges directly over a Canadian route, that local Internet providers, community networks and other carriers can use to deliver Internet service of at least 50/10 Mbps.
- **Timeline:** construction within the Broadband Fund's three-year construction window, subject to CRTC funding approval.

Support. The CRTC considers whether affected communities support a project. If Township of Seguin supports the project, a letter, email, council resolution or meeting minutes would be welcome. We would appreciate a response within 15 working days; the CRTC accepts documents after the application deadline. We would be glad to brief council or staff at a time that suits you.

You may also send comments directly to the CRTC Broadband Fund team, identifying ROCKai and this project, by mail to the CRTC, 1 Promenade du Portage, Gatineau, Quebec J8X 4B1. You may ask us for a copy of any documents we send to the CRTC about your community.

Joe

Joseph Hickey
Founder and CEO
2371436 Ontario Inc., doing business as ROCKai
101 Hidden Lake Crescent, Ottawa, Ontario K0A 1L0
joe.hickey@rockai.ca | 613-853-7858

By-laws

THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-097

Being a By-law to establish a Tariff of Rates for various services related to the operation and maintenance of cemeteries under the control of The Corporation of the Township of Seguin and to repeal By-law No. 2023-119 and all other By-laws and Resolutions, or parts thereof, contrary hereto or inconsistent herewith.

WHEREAS, Ontario Regulation 30/11, Section 150 and the Funeral Burial and Cremation Services Act, 2002 provides for any cemetery operator to make By-laws governing the operation of the cemetery;

AND WHEREAS, the Council of The Corporation of the Township of Seguin is responsible for the control and maintenance of Christie Memorial Cemetery, Foley Memorial Cemetery, Humphrey-Conger Union Cemetery, Humphrey-Rosseau Union Cemetery and Seguin Falls Cemetery;

AND WHEREAS, Section 5 of the Municipal Act, R.S.O. 2001, as amended, states the powers of the Municipal Corporation are to be exercised by By-law;

AND WHEREAS, the Council of The Corporation of the Township of Seguin deems it expedient to establish fees related to cemetery services for the aforementioned cemeteries;

AND WHEREAS, pursuant to By-law No. 2003-03, amended by By-law No. 2023-115, of The Corporation of the Township of Seguin, a By-law to prescribe the form and manner and times for the provision of Notice under the Municipal Act, notice of intent to pass this By-law was provided by posting on the Township of Seguin website on October 23rd, 2026 and in the Township of Seguin Municipal Office.

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

1. **THAT** the Tariff of Rates (Fees) for various services related to the operation and maintenance of cemeteries under the control of The Corporation of the Township of Seguin shall be as set out in Schedule "A" attached to and forming part of this By-law.

2. **THAT** By-law No. 2023-119 and all other By-laws and Resolutions, or parts

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thereof, contrary hereto or inconsistent herewith of The Corporation of the Township of Seguin relating to fees for various services related to the operation and maintenance of cemeteries under the control of The Corporation of the Township of Seguin be and the same are hereby repealed.

3. **THAT** this By-law shall come into force and effect on January 1st, 2027.

READ a FIRST, SECOND and THIRD TIME, PASSED and ENACTED this 2nd day of November, 2026.

_____

Ann MacDiarmid,
Mayor

_____

Craig Jeffery,
Clerk

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

_____ _____

Date Signature

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Schedule "A" to By-law No. 2026-097

Tariff of Rates
Cemetery Services

Ratepayer Interment Rights/Care & Maintenance:

	Interment Rights	Care & Maintenance	Total
Single Regular Lot (24 sq. ft. or larger)	$474.00	$316.00	$790.00
Designated Cremation Lot (Christie Memorial, Humphrey-Rosseau Union & Humphrey-Conger Union) (less than 24 sq. ft.)	$250.00	$175.00	$425.00
Designated Cremation Lot (Foley Memorial) (24 sq. ft. or larger)	$250.00	$290.00	$540.00

Non-Ratepayer Interment Rights/Care & Maintenance:

	Interment Rights	Care & Maintenance	Total
Single Regular Lot (24 sq. ft. or larger)	$840.00	$560.00	$1,400.00
Designated Cremation Lot (Christie Memorial, Humphrey-Rosseau Union & Humphrey-Conger Union) (less than 24 sq. ft.)	$420.00	$280.00	$700.00
Designated Cremation Lot (Foley Memorial) (24 sq. ft. or larger)	$474.00	$316.00	$790.00

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Other Fees & Charges (Ratepayer & Non-Ratepayer):

	Fee	BAO Fee*	Total
Transfer Fee	$100.00		$100.00
Corner Markers (initial installation only)	$85.00		$85.00
Casket Interment Opening/Closing (Monday – Friday)	$1,341.06	$30.63	$1,371.69
Casket Interment Opening/Closing (Saturday, Sunday or Holiday)	$1,816.07	$30.63	$1,846.70
Cremation Interment Opening/Closing (Monday – Friday)	$288.60	$30.63	$319.23
Cremation Interment Opening/Closing (Saturday, Sunday or Holiday)	$321.45	$30.63	$352.08
Disinterment Fee – Casket	$1,341.06	$30.63	$1,371.69
Disinterment Fee – Cremation	$288.60	$30.63	$319.23
Probing Lots/Locating Corner Markers	$85.00		$85.00
Monument Staking	$85.00		$85.00

***BAO fee = Bereavement Authority of Ontario (BAO) Consumer Protection Fee – legislated requirement**

Care & Maintenance for Marker Installation:

	Fee
Flat Marker (measuring less than 173 sq. in.)	$0.00
Flat Marker (measuring at least 173 sq. in.)	$100.00
Pillow Marker & Upright Marker (measuring 4 ft. or less in height and 4 ft. or less in length, including the base)	$200.00
Upright Marker (measuring more than 4 ft. in either height or length, including the base)	$400.00

Plus any Taxes, if applicable.

Under special circumstances the above noted fees may be waived by the Chief Administrative Officer.

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THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2026-098

Being a By-law to prescribe Fees and Charges for Various Facilities and Programs Provided by The Corporation of the Township of Seguin and to Repeal By-law No. 2025-077 and all other By-laws and Resolutions, or parts thereof, contrary hereto or inconsistent herewith.

WHEREAS, pursuant to the Municipal Act 2001, S.O. 2001, Chapter 25 as amended, Part XII, Section 391(1), a municipality may pass by-laws to impose fees or charges on persons for services or activities provided or done by or on behalf of it, for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board, and for the use of its property including property under its control;

AND WHEREAS, the Council of The Corporation of the Township of Seguin has determined that it is reasonable to require portions of the costs of providing various products and services be covered by fees or charges paid by the applicant and not borne by the ratepayers in general;

AND WHEREAS, the Council of The Corporation of the Township of Seguin has determined that it is necessary to develop a fee reduction/waiver policy related to municipally owned facilities to create consistency and set parameters around the reduction/waiving of fees;

AND WHEREAS, pursuant to By-law No. 2003-03, amended by By-law No. 2023-115, of The Corporation of the Township of Seguin, a By-law to prescribe the form and manner and times for the provision of Notice under the Municipal Act, notice of intent to pass this By-law was provided by posting on the Township of Seguin website on October 23rd, 2026 and in the Township of Seguin Municipal Office.

NOW THEREFORE BE IT RESOLVED THAT COUNCIL FOR THE CORPORATION OF THE TOWNSHIP OF SEGUIN HEREBY ENACTS AS FOLLOWS:

1. **THAT** fees for various Facilities and Programs shall be set out in Schedule "A" attached to and forming part of this By-law.

2. **THAT** the Fee Reduction/Waiver Policy related to Municipally Owned

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Facilities shall be set out in Schedule "B" attached to and forming part of this By-law.

3. **THAT** By-law No. 2025-077 and all other By-laws, Resolutions, or parts thereof, contrary hereto or inconsistent herewith are hereby repealed.

4. **THAT** this By-law shall come into full force and effect on January 1st, 2027.

READ a FIRST, SECOND and THIRD TIME, PASSED and ENACTED this 2nd day of November, 2026.

_____

Ann MacDiarmid,
Mayor

_____

Craig Jeffery,
Clerk

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

_____ _____

Date Signature

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Schedule "A"
to Township of Seguin By-law No. 2026-098

FACILITIES:	**Rental Rates**
Orrville Community Centre	**2027**
Seguin Hall Auditorium - Full Day	$255
Seguin Hall Auditorium - Half Day	$127.50
Seguin Hall Auditorium and Kitchen - Full Day	$367.20
Seguin Hall Auditorium and Kitchen - Half Day	$183.60
Swords Room - Full Day	$81.60
Swords Room - Half Day	$40.80
Swords Room and Kitchen - Full Day	$193.80
Swords Room and Kitchen - Half Day	$96.90
Entire Facility - Full Day	$408
Entire Facility - Half Day	$204
Hourly Rate for Seguin Hall	$56.10
Wedding/Special Event Weekend Rate (Friday 4pm – Sunday 12pm)	$612
Kitchen rental – Half Day	$56.10
Kitchen rental – Full Day	$112.20
Rosseau Memorial Hall	
Upstairs Full Day	$204
Upstairs Half Day	$102
Upstairs & Kitchen - Full Day	316.20
Upstairs & Kitchen - Half Day	$158.10
Downstairs - Full Day	$81.60
Downstairs - Half Day	$40.80
Downstairs & Kitchen - Full Day	$193.80
Downstairs & Kitchen - Half Day	$96.90
Entire Facility - Full Day	$357
Entire Facility - Half Day	$178.50
Hourly Rate for Upstairs	$56.10
Wedding/Special Event Weekend Rate (Friday 4pm – Sunday 12pm)	$561
Kitchen rental – Half Day	$56.10
Kitchen rental – Full Day	$112.20
Rosseau Field House (Seasonal)	
Full Day	$178.50
Half Day	$102
Hourly Rate	$56.10
Wedding/Special Event Weekend Rate (Friday 4pm – Sunday 12pm)	$316.20

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Rosseau Waterfront

Exclusive Use of Large Gazebo at Rosseau Waterfront. $153

(Exclusive use of the Gazebo is for maximum of 3 hours during daylight hours, and tables/chairs must be provided by user or rented separately. The rest of the Waterfront will still be available for use by the general public during exclusive use period.)

Rosseau Wellness Room

Health related programs & activities (open to the public & free of charge)	FEE WAIVED
Wellness Room - Half Day	$40.80
Wellness Room - Full Day	$81.60

Foley Community Hall and Resource Centre

Rankin Lake Hall - Full Day	$280.50
Rankin Lake Hall - Half Day	$153
Rankin Lake Hall & Kitchen - Full Day	$392.70
Rankin Lake Hall & Kitchen - Half Day	$209.10
Resource Centre - Full Day	$81.60
Resource Centre - Half Day	$40.80
Otter Lake Room - Full Day	$102
Otter Lake Room - Half Day	$51
Otter Lake Room & Kitchen - Full Day	$214.20
Otter Lake Room & Kitchen - Half Day	$107.10
Entire Facility - Full Day	$438.60
Entire Facility - Half Day	$219.30
Wedding/Special Event Weekend Rate (Friday 4pm – Sunday 12pm)	$652.80
Kitchen rental – Half Day	$56.10
Kitchen rental – Full Day	$112.20
Hourly rate for Rankin Lake Hall	$76.50

Humphrey Community Centre

Upstairs Hall – Full Day	$102
Upstairs Hall - Half Day	$51
Upstairs Hall & Kitchen - Full Day	$214.20
Upstairs Hall & Kitchen- Half Day	$107.10
Arena Floor Surface (when ice out) - Full Day	$556.92
Arena Floor Surface (when ice out) - Half Day	$278.46
Wedding/Special Event Weekend Rate (Friday 4pm – Sunday 12pm)	$535.50
Kitchen rental – Half Day	$56.10
Kitchen rental – Full Day	$112.20

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Exclusive use of Dexter Dome- Half Day	$56.10
Exclusive use of Dexter Dome- Full Day	$112.20

**** Half day defined as four hours or less, including set-up time.***
**** Any events having dancing/liquor license/music will be classified as rental with kitchen at all facilities.***

Refundable Maintenance/Damage Deposits: $500 per licensed event

SOCAN Tariff: The Society of Composers Authors and Music Publishers of Canada (SOCAN) impose a tariff on music played at Receptions/Conventions/Assemblies, etc. It is the responsibility of the owner of the facility to collect these fees.
Users of Seguin Facilities will pay a flat fee of $25.00.

A surcharge of $50.00 per hour will be invoiced to the renter if the building is not left in the condition it was found in.

Miscellaneous

Table rental, not including delivery	$6.00 per table per event
Chair rental, not including delivery	$1.75 per chair per event
Projector rental	$25 per facility rental
Facility Parking Lots, Humphrey Museum grounds, Park/Outdoor Open Space	TBD by type of use

Humphrey Arena –Spring/Summer Ice

All Users	$170/hr

Humphrey Arena –Fall/Winter Ice

Youth Rate for Local Minor Hockey Club/ Local Figure Skating Club	$78/hr
Regular Rate (Prime 3pm-11pm)	$130/hr
Regular Rate (Non-Prime 8am-3pm)	$95/hr

Dressing Room Rental

Room based on availability	$350/season

Reduced Fees/Waived Fees for Eligible Community Groups*

Weekly/Monthly meetings for Local Volunteer Community Groups	$141/Year

Local Volunteer Community Group Events & Programs $56 per event

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Seguin-based Not-for-Profit and/or Charitable Groups Events/Programs	FEE WAIVED
Committees of Council, Ratepayer, Lake Association and Farmers' Market AGM's, Funerals, Celebration of life	FEE WAIVED
Youth Sports Training/Youth Arts & Music Classes	$40 per session (max 3 hours)

***Eligibility for Reduced Fees/Waived Fees for local community groups is based on the conditions set out in Seguin Township's Fee Reduction/Waiver Policy. The Director of Community Services will review requests, and subject to meeting the eligibility criteria, may approve or deny the request.**

Recreational Program & Day Camp Fees & Charges:	dependent on type of program or activity

Swim Programs:

Fees per child per 2 week session	$75
Fees per person for Bronze Medallion/Bronze Cross (does not include workbook)	$150
Private Lessons per session (if available)	$165

*****Plus any Taxes, if applicable.***
*****All rentals are subject to additional "GAME DAY" insurance.***

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Schedule "B"
to Township of Seguin By-law No. 2026-098

Seguin Township Fee Reduction/Waiver Policy Related to Municipally Owned Facilities

Seguin Township is home to a variety of programs, events, fundraisers, and gatherings each year facilitated by the many devoted service clubs, community groups and volunteer organizations. The Fee Reduction/Waiver Policy has been developed to create consistency and set parameters around the reduction/waiving of fees to such parties.

Policy Statement

Seguin Township strives to provide access to facilities for a wide variety of programs that are available to the community. The Fee Reduction/Waiver Policy provides reduced facility rental rates to support organizations that enhance the well-being, health, and quality of life to residents. This support reduces the financial impact for affiliated community groups enabling them to provide a wide variety of programs to the community.

Scope

The intent of this policy will be to streamline the fee reduction/waiver process and provide a consistent approach in the information that is provided for consideration. For further clarity, a set of eligible and non-eligible criteria was established for the approval of fee reduction/waiver.

Eligibility Criteria

- The organization or group must operate as not-for-profit with the ability to confirm such status to a level deemed satisfactory by the Municipality.
- The activity does not duplicate or conflict with an existing program or activity.
- The activity will provide benefit to the community/public.
- Organizations must demonstrate financial need and provide evidence that regular rental rates constitute a real barrier or hardship.

Not Eligible

- Private events such as weddings, birthdays, anniversary parties etc.
- For-profit organizations, individuals or groups and businesses.
- Events or activities that are not open to the general public.
- Organizations based outside the Municipality (unless the demonstrated benefits are primarily to the residents of Seguin Township)

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- Events or activities involving alcoholic beverages where the proceeds are for profit and not being directly donated to the charity or cause that the fee has been reduced/waived for.

Purpose

- To provide a systematic and consistent approach in assessing requests for the reduction/waiving of fees related to booking facilities or spaces.
- To provide support, where appropriate, to community organizations that provide services that maintain and improve the quality of life for residents of Seguin Township.
- To ensure that approved reduction/waiver of fees will not impact the Township's budget and overall fiscal objectives.

The Fee Reduction/Waiver Policy is a community investment. Providing reduced rental rates to eligible community groups facilitates opportunities for a variety of affordable recreation-based programs and experiences to the community. The benefits of this type of investment include, but are not limited to:

- Health and well-being
- Participation and active living
- Youth engagement and opportunities for seniors
- Skill development
- Community development
- Maximizes the use of municipal facilities
- Increases variety and spectrum of programs and services

Requests for the Reduction/Waiver of Fees

The Director of Community Services will review the request, and subject to meeting the eligibility criteria, may approve or deny the request.

Policy Review

This policy will be reviewed and updated as required.

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Board & Committee Agendas & Minutes

The Corporation of the Township of Seguin Business Committee

Minutes of Thursday, October 1st, 2026

A meeting of the Township of Seguin Business Committee was held October 1st, 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)
- Les Hess (Council Chambers)
- Mayor Ann MacDiarmid (Council Chambers)

Staff Present:

- Valerie Iancovich (Council Chambers)
- Donna McLeod (Council Chambers)

Absent Members:

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

Resolution No. 2026-024
Moved by: Michelle Berry
Seconded by: Les Hess
"THAT we do now convene this Regular Meeting of the Township of Seguin Business Committee at 9:37 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. 2026-025
Moved by: Les Hess
Seconded by: Ann MacDiarmid
"THAT the Township of Seguin Business Committee does hereby approve the Minutes of the Committee Meeting of September 3rd, 2026, as circulated.".

CARRIED

Business Directory – Update.
Valerie Iancovich gave an update. Chris Mahon is working on the mapping and listing.

Action Item:

- Valerie Iancovich will reach out to Chris Mahon.

Sign By-law – Update.
Michelle Berry reached out to Tom MacLeod to help with the By-law. The Committee has decided to put this on hold until the new Council and Committee is established.

Action Item:

- Michelle Berry will reach out to Dominique O'Brien.

Mayor's Lunch – Update.
This event has been rescheduled for November 19th, 2026 at Jolly Rogers.

Action Item:

- Valerie is creating a poster and posting on Social Media and Facebook.
- Discussion was held regarding a speaker.

Explorers Edge – Update
Ann MacDiarmid updated the Committee. James Murphy is willing to work with the Committee.

Financial – Update.
Donna McLeod gave an update on finances.

Terms of Reference – Review.
The Committee reviewed the Terms of Reference.

Action Item:

- Les Hess will work on updating the Terms of Reference and email to the members.

Budget 2027 – Discussion.
The Committee discussed the budget for 2027.

Action Item:

- Donna McLeod gave the proposed budget to Michele Fraser, Julia McKenzie and is going to the October 5th, 2026 Council meeting.

Resolution No. 2026-026
Moved by: Les Hess
Seconded by: Michelle Berry
"THAT the Township of Seguin Business Committee does hereby request approval of the 2027 Allocation from Council.".

CARRIED

2026 Workplan – Review.
This was reviewed with a few changes.

Resolution No. 2026-027
Moved by: Michelle Berry
Seconded by: Ann MacDiarmid
"THAT the Township of Seguin Business Committee does hereby adjourn at 10:57 am to meet again at the call of the Chair.".

CARRIED

Laurie McDoand,
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

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Agenda – October 14, 2026

Date: October 14, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

1. Agenda:

1.1 Additions to Open Agenda

1.2 Approval of Agenda

That the Agenda for the October 14, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as amended.

1.3 Declaration of Pecuniary Interest

1.4 Approval of Minutes

That Minutes of the September 9, 2026 Regular Meeting of the West Parry Sound Recreation and Cultural Centre Board are hereby approved as circulated

2. Delegations/Correspondence

2.1 Correspondence request from Rotary Club of Parry Sound Revival, to use the TNC parking lot for Discover Tamarack North community event on November 10, from Noon to 4:00 p.m.

3. Business

3.1 Steering Committee Update

3.2 Project & Budget Update
Submitted by: Steering Committee

Resolution
That the Board receive the October 14, 2026 Project & Budget Update for information purposes.

3.3 MSB Insurance
Submitted by: Steering Committee

Resolution
That the BFL insurance proposal accepted by the Chair for 2026-2027 be ratified.

3.3 Recreation Facility – Process for Undertaking Building and Site Work
Submitted by: Steering Committee

Resolution:

That the board authorizes the YMCA to obtain pricing and engage a supplier to provide winter control services, including snow removal, sanding and salting for the 2026/2027 winter season.

3.4 Tamarack North Centre Opening Update

October 9, 2026

Hi Rebecca,

I hope you are doing well.

On behalf of the Rotary Club of Parry Sound Revival, I am writing to request permission from the West Parry Sound Recreation and Cultural Centre Board to use the Tamarack North Centre parking lot for our upcoming **Discover Tamarack North** community event on November 10, from Noon to 4:00 p.m.

The event, organized in collaboration with the YMCA, is intended to introduce residents to the new facility, its programs and services, while supporting our **Every Kid Gets to Swim** fundraising initiative.

We would appreciate the Board's approval to use an appropriate portion of the parking lot for our outdoor activities, including the GM *Drive for a Cause* initiative, which will contribute $50 toward our swimming program for every qualifying test drive.

Would you kindly bring this request to Chair Dale Robinson and the Board, or advise us of the appropriate approval process?

Thank you very much for your assistance and support.

Warm regards,

Linda West
Rotary Club of Parry Sound Revival
https://link.edgepilot.com/x/hMm1GTcgdmzjaKobUHBS0Gs?u=https://portal.clubrunner.ca/18704/

--

Linda West

705-346-4424



TAMARACK NORTH CENTRE

PROJECT UPDATE OCTOBER 14, 2026



CONTENTS

- SHORT TERM CONSTRUCTION SCHEDULE (ongoing/new activities)
- OVERALL PROJECT SCHEDULE
- BUDGET UPDATE
- CONTINGENCY UPDATE

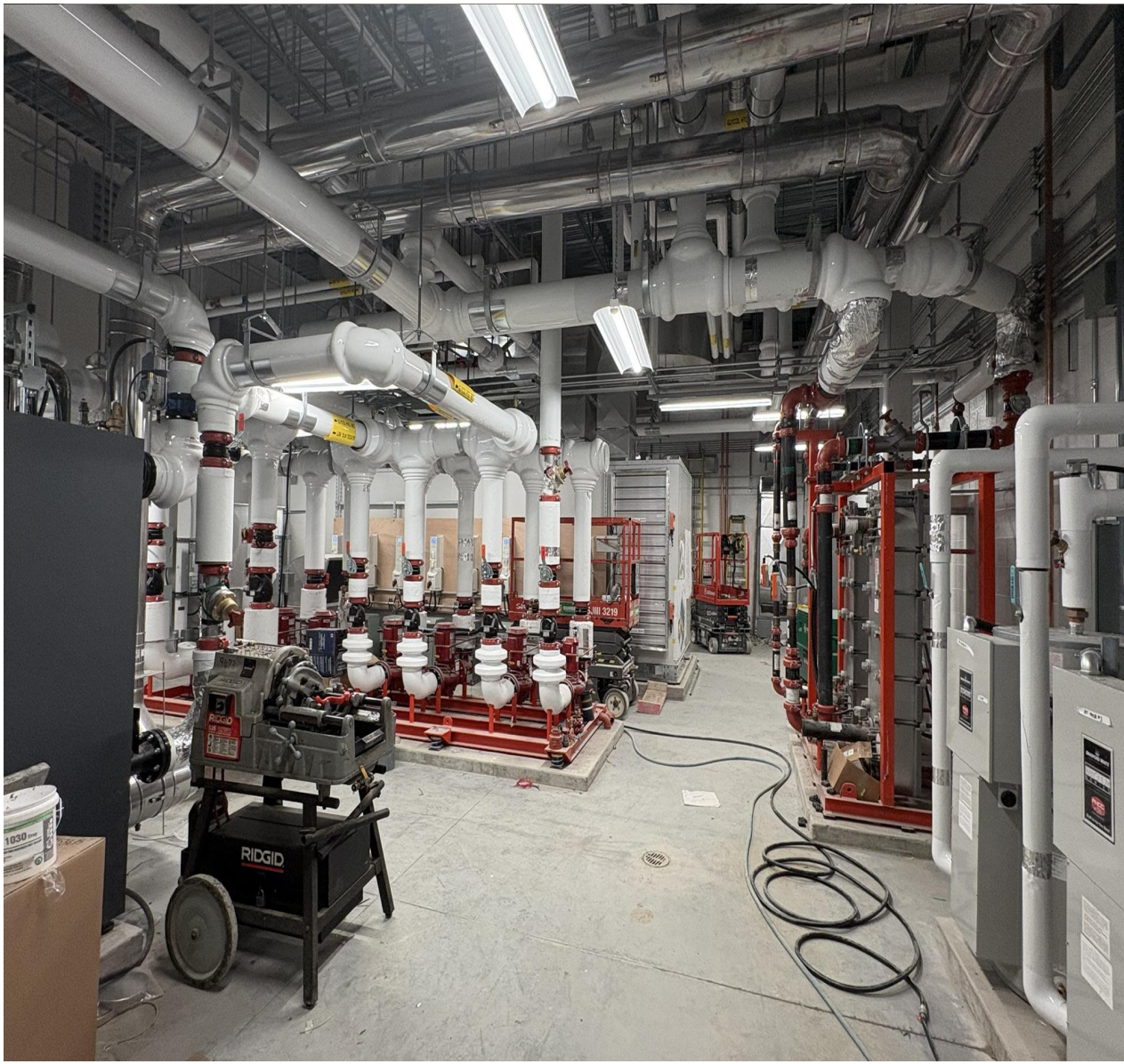
SHORT TERM SCHEDULE (ongoing/new activities)

- Mechanical Systems
  - Pool filtration room dehumidification unit
- Pool deck equipment
- Change room cleaning
- Signage



OVERALL PROJECT SCHEDULE

- Building Commissioning
- Pool – Equipment
- Change Room Cleaning
- Garbage Bin Enclosure
- Interior Signage
- Project substantial target is late October



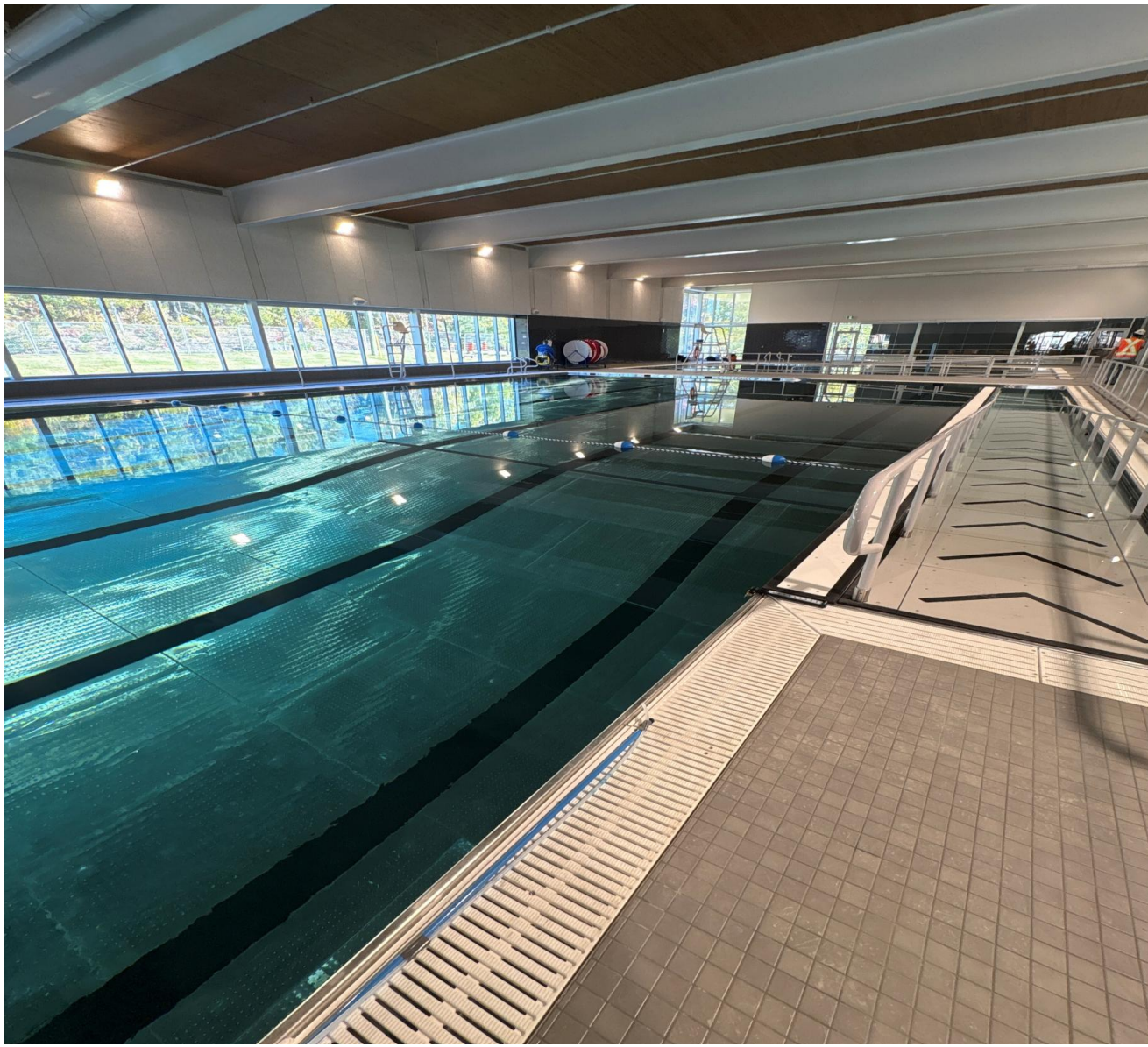


PROJECT BUDGET

- No changes in the construction budget since the Dec. 11th,2024 project update
- Overall project budget currently at approx. $39,500,000
- All hard tenders have been finalized

CONSTRUCTION CONTINGENCY

- Class C Budget Construction Contingency (prior to construction start): $1,519,676.00 [Carry Over Information]
- To date, we have $1,505,300 in subsequent tender contracts, approved and pending changes. The construction contingency is currently at $14,376



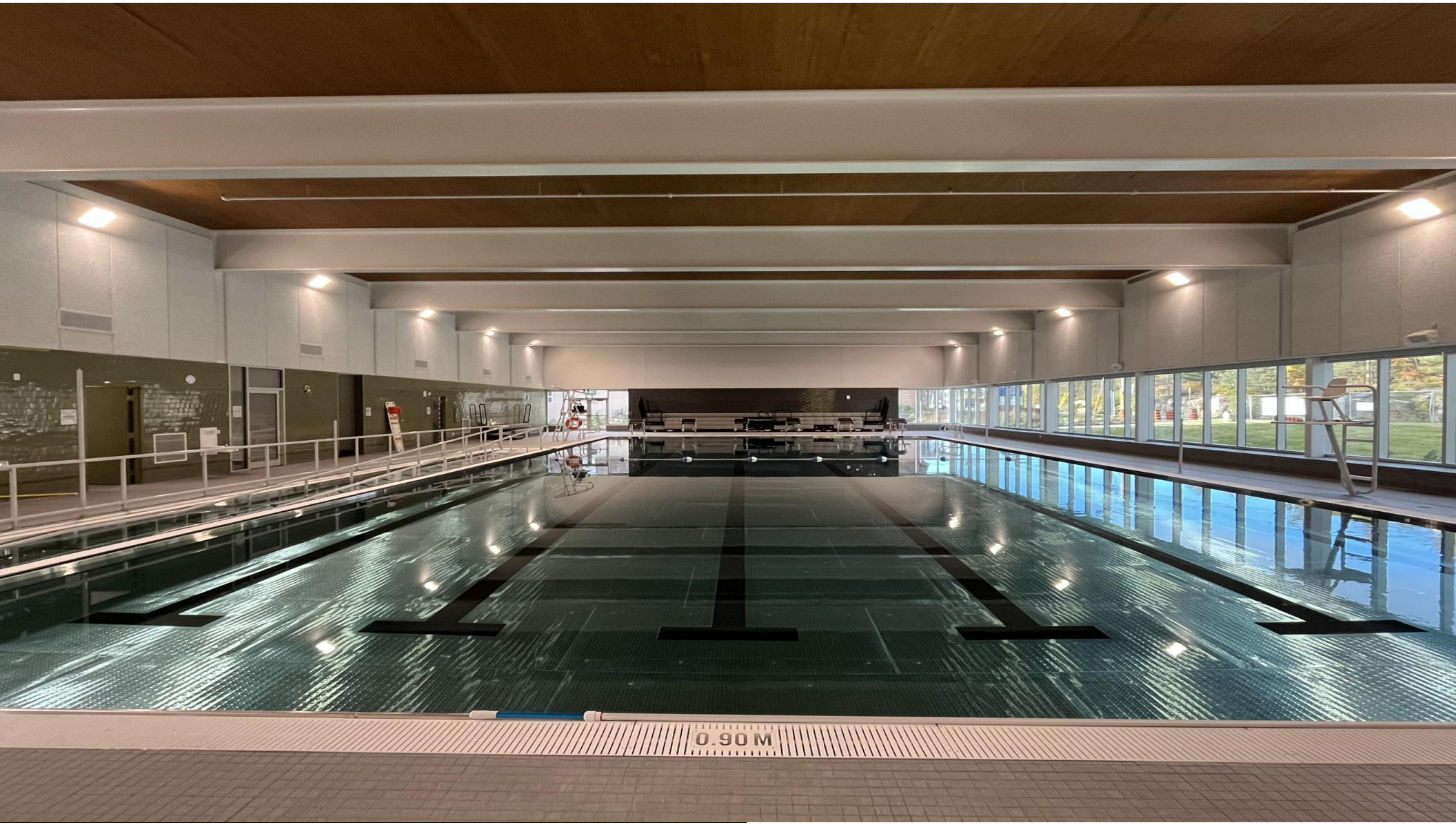

SHALLOW AREA




MIXED
WASTE






0.90 M

West Parry Sound Area Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: October 14, 2026

Report Title: MSB Insurance

Submitted by: Steering Committee

Purpose of Report:

To recommend renewal of the general liability and Directors and Officers insurance coverage and the increase in insurance coverage to reflect the additional of the new recreation centre.

Resolution

That the BFL insurance proposal accepted by the Chair for 2026-2027 be ratified.

Background:

BFL is a Canadian insurance broker sourcing insurance coverage for the board. Prior the addition of the new recreation facility the board had the following insurance coverage.

- $5,000,000 General liability policy
- $5,000,000 Errors & Omissions Liability
- $25,000 deductible per occurrence/claim
- $15,000 annual premium, plus RST (8%)

In addition to insurance coverage for the new recreation facility being required the operating agreement with the YMCA requires each party to have same liability coverage. Previously the Board had $5m in coverage. The YMCA carries $10m in coverage in all its facilities and the attached proposal includes $10m in coverage for the board.

The insurance covers the period from October 1, 2026 to October 1, 2027. The following is a summary of the boards insurance coverage and the respective premiums.

Insurer and Premium Breakdown

This quotation has been provided by BFL CANADA Risk and Insurance Services Inc., who is permitted to confirm coverage terms, limits, deductibles and premiums with the following Insurance carriers:

a. Certain Underwriters at Lloyd's – 100%
   Public Entity General Liability, Public Entity Errors & Omissions Liability, Non-Owned Automobile Liability, Environmental Impairment Liability, Follow Form Excess Liability

b. Zurich Insurance Company Ltd. – 40%
   Property Insurance - Lead Subscriber

c. HDI Global Canada – 25%
Property Insurance – Subscriber

d. Definity Insurance Company – 20%
Property Insurance – Subscriber

e. Echelon Insurance – 15%
Property Insurance – Subscriber

f. Intact Financial Corporation – 100%
Equipment Breakdown (Boiler & Machinery)

ANNUAL RENEWAL PREMIUM:	$71,224.00
8% PROVINCIAL SALES TAX:	$ 5,697.92
TOTAL ANNUAL COST (INCLUDING PST):	$76,921.92

Financial Impact:

The insurance premiums will be incorporated into the boards 2027 budget.

West Parry Sound Area Recreation and Cultural Centre Board Open Meeting Report

Meeting Date: October 14, 2026

Report Title: Recreation Facility – Process for Undertaking Building and Site Work

Submitted by: The Steering Committee

Purpose of Report: To obtain board approval of the process.

Resolution:

That the board authorize the YMCA to obtain pricing and engage a supplier to provide winter control services, including, snow removal, sanding and salting for the 2026/2027 winter season.

Background:

In August 2025 the board entered into a licensing agreement with the Simcoe Muskoka YMCA. The agreement sets out each party's responsibilities. As the facility is set to open and the YMCA will be operating it a question regarding responsibility for snow clearing has been raised by the YMCA, who can engage suppliers to undertake exterior site work such as snow clearing, grass cutting, etc.

The following is an excerpt from page 6 of the agreement.

DUTIES OF THE MSB

Capital Costs of the Building

32. It is understood that the MSB is responsible for funding building infrastructure, capital replacement, furnishings and equipment, property maintenance (i.e, snow removal) and repairs of the Facility or the costs of constructing the Facility.

Section 32 covers a broad range of activities from snow clearing to capital replacement For all work the wording is clear, the MSB is responsible for funding the work, however it is silent as to who and how the work is to be arranged and managed. Paragraph 32 can be split into two areas, property maintenance and capital infrastructure.

<u>Property Maintenance Related Work</u>

YMCA staff are experienced and in the best position to either utilize existing staff to undertake property maintenance work and coordinate directly with suppliers. Prior to making a recommendation to the board the Steering Committee wants to review the licensing agreement and inquire if there is an impact on insurance risk to the board or the YMCA and report back to the board.

In the interim there is a need to arrange for snow removal, sanding, salting, etc. Staff recommend authorizing the YMCA to make arrangement for winter control for the 2026/2027 winter season.

Building Infrastructure, Capital Replacement, Furnishings, Equipment, Etc.

As the cost of capital related work can vary significantly this aspect of the board's responsibility requires further discussions with the Steering Committee after which the Steering Committee will report back to the board with a recommendation.

Financial Impact:

This is the first year of operation and pricing for snow removal has not been obtained.

Attachments: NA

West Parry Sound Recreation and Cultural Centre Board
Open Meeting Minutes – October 14, 2026

Date: October 14, 2026
Time: 7:00 PM
Location: Town of Parry Sound Council Chambers, 52 Seguin Street.

Members Present:
Archipelago Reeve Bert Liverance
Carling Councillor Al Doubrough
Chair McDougall Mayor Dale Robinson
Parry Sound Mayor Jamie McGarvey
Seguin Councillor Terry Fellner

Steering Committee Members Present
Archipelago CAO John MacKinnon
Carling CAO Kevin McLlwain
McDougall CAO Tim Hunt
Parry Sound CAO Clayton Harris

Alternate Members Present:
Carling Councillor Bruce Kelly
McDougall Councillor JJ Blower

Staff Present:
Recording Clerk Rebecca Johnson

Guests Present:
Ball Construction, Project Manager Rod Aitken
Simcoe Muskoka YMCA Chief Operating Officer Fiona Cascagnette
Simcoe Muskoka YMCA Regional General Manager Ryan Purdy

1. Agenda:

1.1 Additions to Open Agenda

1.1.1 Addition of YMCA Report

1.2 Approval of Agenda

Moved by Councillor Fellner **Seconded by Reeve Liverance**

That the Agenda for the October 14, 2026 West Parry Sound Recreation and Cultural Centre Board is hereby approved as amended.

Carried

1.3 Declaration of Pecuniary Interest – N/A

1.4 Approval of Minutes

2 Moved by Councillor Doubrough **Seconded by Mayor McGarvey**

That Minutes of the September 9, 2026 Regular Meeting of the West Parry

Sound Recreation and Cultural Centre Board are hereby approved as circulated

Carried

2. Delegations/Correspondence

2.1 Correspondence request from Rotary Club of Parry Sound Revival, to use the TNC parking lot for Discover Tamarack North community event on November 8, from Noon to 4:00 p.m.

Linda West of Rotary Club of Parry Sound Revival gave an overview of the event on November 8 and noted that the GM dealership in Town would donate $50 for each test drive for which the Rotary Club of Parry Sound Revival is requesting 6-8 parking spots near the parking entrance for both a promotional tent and spaces for the test drive cars to park.

Chair Robinson deferred the decision on this issue to after the YMCA's report.

3. Business

3.1 Steering Committee Update – N/A

3.2 Project & Budget Update

Submitted by: Steering Committee

From a prepared Power Point presentation circulated with the agenda, Ball Construction Co. Project Manager Rod Aitken provided the Board with an overview of the facility's short-term construction schedule, the overall project schedule, a budget update and contingency update.

Mr. Aitken gave explanations for some of the construction delays related to the filtration system, building signage, clock installation, pool backwash system, storm water and sanitary management, garbage bin enclosure which are delaying the official and public openings.

In response to a Board member's question regarding substantial completion vs. occupancy, Mr. Aitken noted that substantial completion refers to fulfilling the contract, and that occupancy refers to life safety and final letters from the engineering team, CBO approval of barrier free access, fire alarm and ESA in place.

Resolution 2026 - 29

Moved by Councillor Doubrough Seconded by Mayor McGarvey

That the Board receive the October 14, 2026 Project & Budget Update for information purposes.

Carried

3.3 MSB Insurance
Submitted by: Steering Committee

Steering Committee Chair Clayton Harris reported that as the building is now erected and will soon be operational, the Board's liability insurance coverage has increased from $5 M to $10 M, the latter being coverage that the YMCA also has.

Resolution 2026 - 30

Moved by Councillor Fellner **Seconded by Mayor McGarvey**

That the BFL insurance proposal accepted by the Chair for 2026-2027 be ratified.

Carried

3.3 Recreation Facility – Process for Undertaking Building and Site Work
Submitted by: Steering Committee

In addition to explaining the YMCA licensing agreement provisions that require the Board to pay for goods and services, Mr. Harris reported that there are ongoing discussions between the YMCA and the Steering Committee about capital replacement and what the thresholds are for the Board's involvement. A recommendation will come to a future meeting. In response to a Board member's comment, Mr. Harris confirmed that annual budgets would include reserves for future capital replacement upon the end of the asset's life expectancy.

Resolution 2026 - 31

Moved by Councillor Fellner **Seconded by Councillor Doubrough**

That the board authorizes the YMCA to obtain pricing and engage a supplier to provide winter control services, including snow removal, sanding and salting for the 2026/2027 winter season.

Carried

3.4 Tamarack North Centre Opening Update

Direction
That the Chair is authorized to sign off on the opening when occupancy has been obtained.

Carried

3.5 YMCA Report

Simcoe Muskoka YMCA Regional General Manager Ryan Purdy reported that

there are currently 1258 members signed up during the pre-sales, with 296 children, 18 youth, 89 young adults, 379 adults and 475 seniors. Mr. Purdy noted that the Y is transitioning from the pre-sale drive to readying members with memberships cards.

Mr. Purdy reported that swimming lessons are at 65% filled, with the opportunity now to adjust to accommodate high demand and different age groups. With respect to training, Mr. Purdy noted that there was an all-staff meeting recently, and with the partial occupancy (attained for the Sneak Peek Fundraiser in May), the staff has been in the facility with certain milestones achieved. The membership team is learning the system, and the senior leadership team has moved into the facility.

In response to a question about the Rotary Club of Parry Sound Revival November 8 fundraiser, Mr. Purdy noted that the first agreement with Rotary is a rental agreement for their use of the facility, the second agreement highlights where the funds are going with a sponsored free community swim once a month; development of grade 5-6 swim training in spring as part of their curriculum; and sponsorship of short term membership for Ukrainian families as determined by the Rotary Club.

The Board discussed some concerns with having test drives leave a potentially congested parking lot.

Direction
That Rotary Club of Parry Sound Revival is denied permission to use Tamarack North Centre parking spots for test drive cars but is permitted to use up to 3 parking spots to promote the event and have GM shuttle people to their dealership for test drives; and
That the funds from the test drives go to the YMCA.

Carried

Resolution 2026 - 32

Moved by Councillor Fellner **Seconded by Councillor Doubrough**
That the October 14th YMCA Report be accepted.

Carried

With the Rotary Club of Parry Sound Revival's event as an example, Chair Robinson noted that events inside the Tamarack North Centre need to be cleared and approved by the YMCA and the Board.

4. Adjournment

Chair Robinson adjourned the meeting at 8:05 PM

MUSKOKA WATERSHED COUNCIL
70 Pine Street, Bracebridge, ON P1L 1N3 T: (705) 204-7277
E: info@muskokawatershed.org W: www.muskokawatershed.org

Agenda

Date: **Friday, October 23rd, 2026**
Time: **2:00 – 4:00 pm**
Location: **In-person:** Castle Peak Retirement Residences Room at the Bracebridge Library (34 Salmon Ave, Bracebridge)

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1. **Welcome and Opening Remarks** – *Chair Michael Peppard*
   - 1.1. Land Acknowledgement
   - 1.2. Approval of Minutes

     THAT the Minutes of the Muskoka Watershed Council meeting dated September 18th, 2026 be approved.
   - 1.3. Business Arising from the Minutes

2. **Presentation**
   - 2.1. **Preparing the 2028 MWC Report Card**– *Peter Sale, MWC Director*

     Muskoka Watershed Council (MWC) released its first Report Card in 2004, with updated report cards released every five years. Each report card scientifically assesses the current state of Muskoka's watershed health for the purpose of educating residents and decision-makers about water and land conditions, promoting sustainable practices to strengthen the natural environment.

     Peter Sale will lead a discussion about the preparation of the upcoming 2028 MWC Report Card. This report card and the associated background report will be used to characterize the current state of the Muskoka River Watershed, as part of Step 2 in the Roadmap to an Integrated Watershed Management Plan (IWMP).

3. **Committee Updates**
   - 3.1. IWM – *Aaron Rusak*
   - 3.2. Membership – *Michael Peppard*
   - 3.3. Fundraising – *John Mason*
4. **Partner Updates**
   - 4.1. Government Updates – *Open to elected municipal representatives and staff*
   - 4.2. Partner Updates (e.g., Province, Health Unit, Lake Associations, Community Organizations) – *Open to All*

5. **New Business**

6. **Group photo of attendees**

7. **Adjournment**

NEXT MWC MEETING: Friday, November 20th, 2026 from 2-4 pm, in the Pine Room, Basement of the main District office (70 Pine St, Bracebridge)

The Corporation of the Township of Seguin

Finance Committee

Draft Minutes of a Meeting held October 15th, 2026

A meeting of the Township of Seguin Finance Committee was held October 15th, 2026 at the Township of Seguin Municipal Office Council Chambers and by electronic participation.

The following Members were present:

- Jim Beatty, Chair (Council Chambers)
- Dan Hildebrandt (videoconference)
- Wolfgang Mersch (Council Chambers)
- Craig Reith (Council Chambers)

Regrets were received from:

- Walter McCormick

Staff present:

- Jason Inwood, Chief Administrative Officer (CAO)
- Julia McKenzie, Director of Finance
- Andrea Spinney, Deputy Clerk

Resolution No. 2026-007
Moved by: Craig Reith
Seconded by: Wolfgang Mersch
"**THAT** we do now convene this Regular Meeting of the Township of Seguin Finance Committee at 4:04 pm.".

CARRIED

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

DRAFT

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

Resolution No. 2026-008
Moved by: Wolfgang Mersch
Seconded by: Craig Reith
"**THAT** the Township of Seguin Finance Committee does hereby approve the Minutes of the Regular Meeting of June 16th, 2026 as circulated.".

CARRIED

The CAO, Jason Inwood, and the Committee Chair introduced Julia McKenzie as the new Director of Finance for the Township of Seguin. Ms. McKenzie provided Committee Members with an overview of her professional background and the projects she has been involved in.

Dan Hildebrandt joined the meeting at this time.

The Committee discussed the role of the Finance Committee and its potential to provide strategic advice and feedback on Township initiatives. Members agreed that, following the establishment of the new Committee in the next term of Council, it would be worthwhile to review the Terms of Reference and consider expanding the duties and responsibilities to allow the Committee to provide input on Township initiatives at a strategic level and be an advisory resource for staff.

The Committee briefly discussed the staff proposed 2027 budget being presented to Council at the October 19th Council meeting. The CAO encouraged Committee Members to review the staff proposed budget and provide feedback which will then be compiled and submitted to Council for consideration.

Action:

- **Committee Members to review the Staff Proposed 2027 Budget as circulated and submit comments to Andrea Spinney.**
- **Andrea Spinney to compile Members' feedback.**
- **The CAO and Chair to prepare a memo outlining the Committee's comments for Council's consideration.**

DRAFT

Resolution No. 2026-009
Moved by: Dan Hildebrandt
Seconded by: Craig Reith
"**THAT** the Township of Seguin Finance Committee does hereby adjourn at 5 pm to meet again at the call of the Chair.".

CARRIED

Jim Beatty
Chair

Andrea Spinney
Deputy Clerk

DRAFT

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

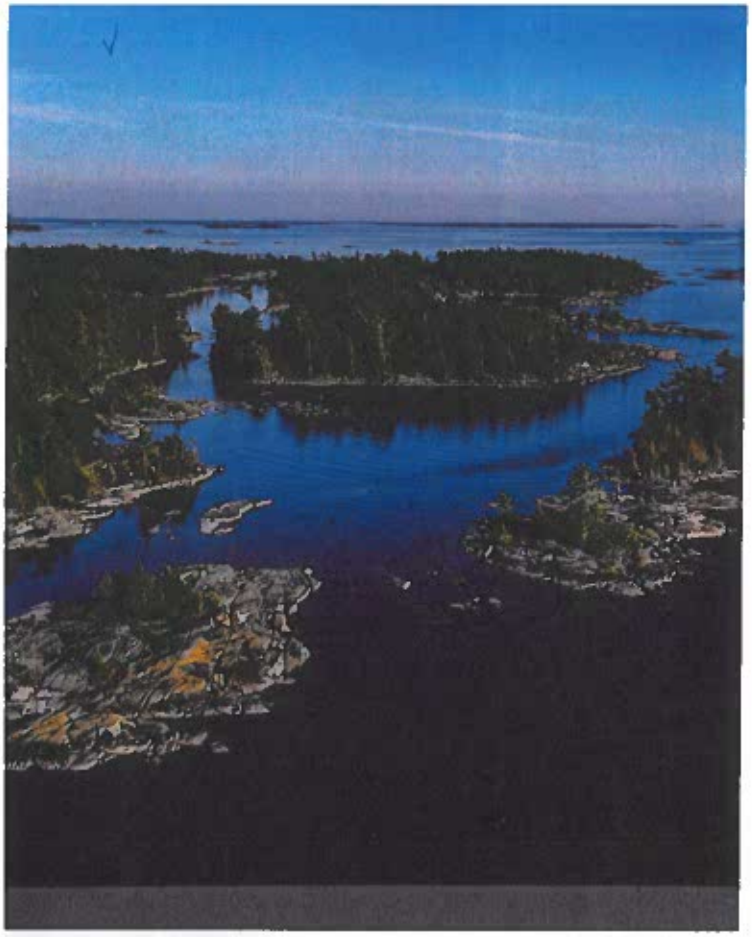
Link to the Good Roads (GR) - Communications

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)



Thank You
FOR YOUR
GENEROUS SUPPORT!

DEAR TOWNSHIP OF SEGUIN,

RECEIVED
OCT 09 2026
TOWNSHIP OF SEGUIN
Per .....

On behalf of your many friends at the West Parry Sound Health Centre, please accept our most heartfelt thank you.

The impact that your generous donation will have on our community will be felt for years to come and cannot be understated.

THANK YOU SO VERY MUCH FOR YOUR RECENT DONATION AND FOR YOUR GENEROUS SUPPORT OVER THE YEARS.

WITH GRATITUDE,

Margaret

WITH THE GRATITUDE OF THE

WEST PARRY SOUND
HEALTH CENTRE
FOUNDATION

Georgian Bay by Thom Morrissey Photography

Thank You

Thank you so much for this award. It really means a lot to get this kind of support from the township I grew up in. I'm working hard every day to build my future as a Marine tech, and this money will help me pay for my schooling and get the tools I need to keep moving forward. I'm grateful for the encouragement, and I am going to keep pushing myself to make the community proud.

- Nick Spooner

October 7, 2026

RECEIVED
OCT 13 2026
TOWNSHIP OF SEGUIN

TOWNSHIP OF SEGUIN
5 HUMPHREY DR
SEGUIN, ON, P2A 2W8

Open Invitation for Those Interested in the Forest Management Plan for the French-Severn Forest for the 10-year period April 1, 2029 to March 31, 2039

RE: Invitation to Participate in the Forest Management Plan for the French-Severn Forest

On behalf of the Ministry of Natural Resources (MNR) and Westwind Forest Stewardship Inc. (Westwind) you are invited to participate in the preparation of the French-Severn forest management plan. Westwind will be preparing the forest management plan (FMP) in cooperation with MNR, representatives of Indigenous communities and the Parry Sound District Local Citizens' Committee.

This FMP for the French-Severn Forest covers the planning period from April 1, 2029 to March 31, 2039. It includes requirements for the development of the long-term management direction and the detailed planning of operations for the full 10-year period.

It is our understanding that you may have an interest in forest management planning for the French-Severn Forest. We would like to take this opportunity to invite you to identify your specific interests and provide or confirm resource values information at the local MNR office. This information may include locations of tourism establishments, canoe routes, mining claims, archaeological sites, traplines, cabins, trails and wildlife habitat areas. The earlier you provide this information to MNR the better, as it provides more time to ensure the values are considered. Attached to this letter is a copy of the newspaper advertisement published on October 7 to provide details on this stage of public consultation. For more information, if you would like to be removed from our mailing list, or if you would like to receive future updates by email, please contact Asad Choudhry, District Management Forester, by e-mail at asad.choudhry@ontario.ca.

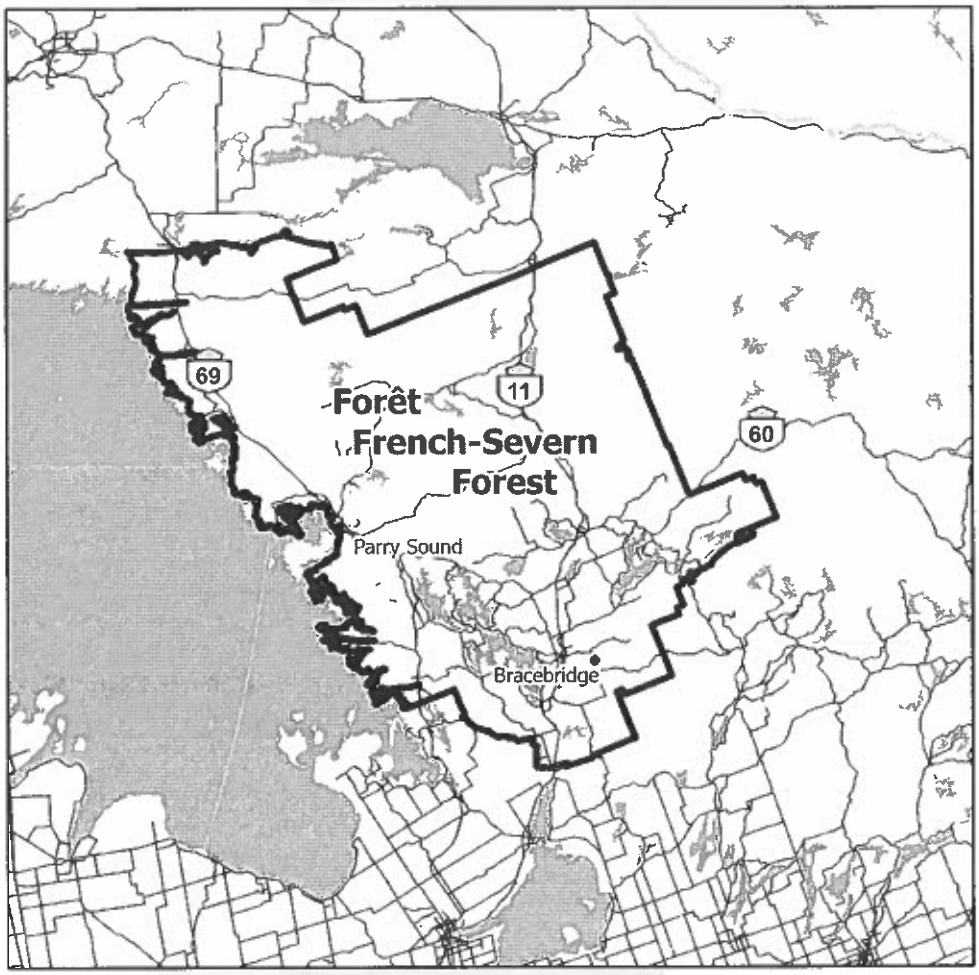
Sincerely,

Gareth Davies
Regional Planning Forester
Southern Region MNR.

Invitation to Participate

French-Severn Forest 2029-2039 Forest Management Plan

The Ontario **Ministry of Natural Resources (MNR)**, **Westwind Forest Stewardship Inc.** and the **French-Severn Local Citizens' Committee (LCC)** invite you to participate in the development of the 2029 – 2039 Forest Management Plan (FMP) for the **French-Severn Forest**.



The Planning Process

The FMP will take approximately three years to complete. During this time, four formal opportunities for First Nation and Métis community involvement and consultation and public consultation are provided. This first stage (**Stage 1**) notice is to advise you that preparation of the plan has started and to request:

- Your involvement as early as possible in the planning process;
- Your contribution to background information, particularly information relating to values and important ecological features that could be affected by forest management activities, and
- Your view of the desired forest and benefits which can be obtained from the forest.

How to Get Involved

Please provide any comments or information to the MNR Office contact listed below or if you wish to meet and discuss your interests and concerns with the planning team, plan author and/or the LCC, please contact the individuals identified below.

Background information and sources of direction that are available for you to view are described in the 2024 *Forest Management Planning Manual FMPM (Part A, Section 2.3.3.1).*

https://www.ontario.ca/files/2024-05/mnrf-cflpb-planning-manual-2024-05-16.pdf.

The background information and further information about the forest management planning process will be available for the duration of plan preparation.

The general information regarding the FMP process as well as the information described in this notice, can be made available by contacting **Westwind Forest Stewardship Inc.** and at the **MNR Contact** listed below, during normal office hours. Virtual or In-person meetings with representatives of the planning team and the LCC can be requested at any time during the planning process. Reasonable opportunities to meet planning team members during non-business hours will be provided upon request. If you require more information or wish to discuss your interests and concerns with a planning team member, please contact one of the individuals listed below:

Asad Choudhry
Ministry of Natural Resources
7 Bay Street
Parry Sound, ON P2A 1S4
e-mail: asad.choudhry@ontario.ca

Chair
French-Severn LCC
e-mail: French.Severn.LCC@gmail.com

Forester
Westwind Forest Stewardship Inc.
70 Isabella Street
Unit 109
Parry Sound, ON P2A 1M6
e-mail: FMP@westwindforest.ca

Anytime during the planning process, you may make a written request to seek resolution of issues with the MNR District Manager or the Regional Director using a process described in the 2024 *Forest Management Planning Manual (Part A, Section 2.4.1).*
https://www.ontario.ca/files/2024-05/mnrf-cflpb-planning-manual-2024-05-16.pdf.

Stay Involved

Further information on how to get involved in forest management planning and to better understand the stages of public consultation please visit:

ontario.ca/ForestManagement

There will be three more formal opportunities for you to be involved. These stages are listed and tentatively scheduled as follows:

Stage Two: Review of Proposed Management Direction: **October 2027**

Stage Three: Review of Draft Forest Management Plan: **May 2028**

Stage Four: Inspection of MNR-Approved Forest Management Plan: **December 2028**

If you would like to be added to a mailing list to be notified of public involvement opportunities, please contact Asad Choudhry at Asad.Choudhry@ontario.ca

The Ministry of Natural Resources (MNR) is collecting your personal information and comments under the authority provided by the Forest Management Planning Manual, 2024 approved by regulation under Section 68 of the *Crown Forest Sustainability Act*, 1994. Any personal information you provide (home and/or email address, name, telephone number, etc.) may be used and shared between MNR and/or the sustainable forest licensee to contact you regarding comments submitted. Your comments will become part of the public consultation process and may be shared with the general public. Your personal information may also be used by the MNR to send you further information related to this forest management planning exercise. If you have questions about the use of your personal information, please contact Asad Choudhry at Asad.Choudhry@ontario.ca.

Ontario

THE TOWNSHIP OF
SOUTH ALGONQUIN

7 Third Avenue • PO Box 217 • Whitney, Ontario, K0J 2M0
Tel: 613-637-2650 or 1-888-307-3187 • Fax: 613-637-5368
info@southalgonquin.ca • **www.southalgonquin.ca**

October 9, 2026

Via Email: nancy.healey@hrsdc-rhdcc.gc.ca

Nancy Healey
Commissioner for Employers
Canada Employment Insurance Commission
Employment and Social Development Canada
Place du Portage, Phase IV
Gatineau, QC K1A 0J9

Re: Urgent Request for Temporary Employment Insurance Relief for Seasonal Workers – 2026–2027 Off-Season

Dear Commissioner Healey:

On behalf of the Council for the Corporation of the Township of South Algonquin, we are writing to urge the Federal Government to take immediate action to provide temporary Employment Insurance (EI) relief for seasonal workers as the 2026–2027 off-season approaches.

At its Regular Council Meeting held on April 1, 2026, Council passed Resolution No. 26-644, formally requesting that the Government of Canada review and consider adjustments to the Employment Insurance Program to better recognize the realities of seasonal tourism employment in Northern Ontario.

The Township of South Algonquin serves as an important gateway to Algonquin Provincial Park, one of Ontario's most significant tourism destinations. The Park is a major economic driver for our municipality and surrounding communities, providing seasonal employment opportunities both directly within the Park and through the many tourism-related businesses that depend on its visitors. These include accommodations, restaurants, outfitters, guiding services, and other local businesses that rely heavily on a stable seasonal workforce.

According to the 2021 Census, approximately 105 residents of South Algonquin are employed in the accommodation and food services sector, with an estimated additional 50 residents working seasonally within Algonquin Provincial Park. Many of these positions are inherently seasonal, with employment opportunities closely tied to the Park's operating seasons and tourism activity.

One of the most pressing concerns is the gap between the exhaustion of EI benefits, often in February or March, and the resumption of seasonal employment in late May or June. This gap

7 Third Avenue • PO Box 217 • Whitney, Ontario, K0J 2M0
Tel: 613-637-2650 or 1-888-307-3187 • Fax: 613-637-5368
info@southalgonquin.ca • **www.southalgonquin.ca**

places considerable financial hardship on workers and their families and creates challenges for local employers, including those operating within and around Algonquin Provincial Park, who rely on retaining an experienced and dependable seasonal workforce.

With the 2026–2027 off-season fast approaching, the Township strongly urges the Federal Government to immediately implement temporary relief measures, including a reduction in the number of insurable hours required to qualify for Employment Insurance benefits and an extension of benefit periods for seasonal workers.

While we recognize that permanent changes to the Employment Insurance Program may require further review and consultation, we believe that temporary measures are urgently needed to address the immediate needs of seasonal workers who may otherwise be left without adequate financial support during the coming winter and spring months.

The timing of this request is critical. Seasonal employment within Algonquin Provincial Park and the surrounding tourism industry is beginning to wind down, and any relief measures must be implemented promptly to provide meaningful assistance to affected workers.

The seasonal workforce associated with Algonquin Provincial Park is essential not only to the economic stability of South Algonquin but also to the continued success of tourism throughout the region. Without adequate support during the off-season, there is a risk of losing experienced workers who may be forced to relocate outside the community in search of year-round employment. This would make it increasingly difficult for local businesses and Park operations to retain a reliable workforce when the tourism season resumes.

Given the significant number of South Algonquin residents employed seasonally within Algonquin Provincial Park, we are also bringing this matter to the attention of the Province of Ontario, including the ministries responsible for Ontario Parks and employment services. We recognize that some provincial park employees, depending on the terms and duration of their employment contracts, may also be affected.

We hope that a coordinated approach between the federal and provincial governments will help address the unique circumstances faced by seasonal workers and employers in tourism-dependent rural communities such as South Algonquin.

The Township continues to advocate for longer-term changes to the Employment Insurance Program that recognize the unique circumstances of these communities. However, we respectfully request that immediate consideration be given to implementing temporary relief for the upcoming off-season, rather than delaying assistance while broader program reforms are being reviewed.

THE TOWNSHIP OF SOUTH ALGONQUIN

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info@southalgonquin.ca • **www.southalgonquin.ca**

We ask that you bring these concerns forward to the appropriate federal decision-makers and advocate for timely action on behalf of seasonal workers, particularly those employed within Algonquin Provincial Park and the surrounding tourism industry.

Thank you for your consideration of this urgent matter. We look forward to your response and to meaningful action that will support seasonal workers, their families, and the economic sustainability of South Algonquin and other tourism-dependent communities across Northern Ontario.

Sincerely,

Bryan Martin

Bryan Martin, CAO/Clerk-Treasurer
On behalf of the Council of the Corporation of the Township of South Algonquin

cc:

- Cheryl Gallant, MP – Algonquin—Renfrew—Pembroke
- The Honourable Patty Hajdu, Minister of Jobs and Families
- Pauline Rochefort, MP – Nipissing—Timiskaming
- Chris Roberts, Acting Commissioner for Workers, Canada Employment Insurance Commission
- Billy Denault, MPP – Renfrew—Nipissing—Pembroke
- Ontario Ministry of the Environment, Conservation and Parks
- Ontario Ministry of Labour, Immigration, Training and Skills Development
- Ontario Ministry of Tourism, Culture and Gaming
- Ontario Parks – Algonquin Provincial Park Superintendent
- Federation of Northern Ontario Municipalities (FONOM)
- Association of Municipalities of Ontario (AMO)
- Tourism Industry Association of Ontario (TIAO)
- Northern Municipalities and Surrounding Municipalities

Enclosed: Resolution No. 26-644, April 1, 2026

THE TOWNSHIP OF
SOUTH ALGONQUIN

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Tel: 613-637-2650 or 1-888-307-3187 • Fax: 613-637-5368
info@southalgonquin.ca • **www.southalgonquin.ca**

October 9, 2026

Re: Resolution pertaining to the Employment Insurance Program

Please be advised that at the Regular Council Meeting held on April 1, 2026, Council passed the following resolution:

Moved by: Councillor Siydock Seconded by: Councillor Kuiack Res # 26-644
WHEREAS the Township of South Algonquin is a rural municipality within the Nipissing District that serves as an important gateway to Algonquin Provincial Park; and
WHEREAS tourism is a foundational component of the local economy in South Algonquin and across surrounding Northern Ontario communities, supporting accommodations, restaurants, outfitters, guiding services, and seasonal park operations that rely on a stable seasonal workforce; and
WHEREAS according to the 2021 Census, approximately 105 residents of South Algonquin are employed in the accommodation and food services sector, with an estimated additional 50 residents working seasonally within Algonquin Provincial Park; and
WHEREAS many of these positions are inherently seasonal due to the nature of tourism activity associated with Algonquin Provincial Park and the seasonal operations of tourism-related businesses across Northern Ontario; and
WHEREAS under the current framework of the Employment Insurance Program, many seasonal tourism workers experience a gap between the end of their Employment Insurance benefits—often in February or March—and the resumption of seasonal tourism employment in late May or June when visitor activity returns to the region; and
WHEREAS this gap creates financial hardship for workers who reliably return to seasonal employment each year and creates workforce instability for tourism operators and small businesses across the region; and
WHEREAS recognition of tourism-dependent rural communities within the framework of the Employment Insurance Program would help stabilize the regional workforce, support tourism businesses, and contribute to the economic sustainability of rural municipalities that depend on seasonal tourism; and
WHEREAS municipalities across Northern Ontario experience similar workforce challenges associated with seasonal tourism economies and would benefit from federal policies that better reflect the realities of seasonal employment in rural regions; and
WHEREAS regional municipal organizations such as the Federation of Northern Ontario Municipalities play a key role in advocating for policy solutions that address the unique economic conditions of Northern Ontario communities;
NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of South Algonquin formally request that the Government of Canada review and consider adjustments to the Employment Insurance Program to better recognize the realities of seasonal tourism

employment in Northern Ontario and communities within the Nipissing District. Council further requests the support and advocacy of the local Member of Parliament, Cheryl Gallant, in bringing this matter forward to the Government of Canada. Additionally, Council requests that the Government of Canada, including the Honourable Steven MacKinnon and Honourable Patty Hajdu, review potential policy measures or pilot programs that address the seasonal Employment Insurance gap affecting tourism-dependent rural communities. Council also calls upon the Federation of Northern Ontario Municipalities and municipalities across Northern Ontario to support advocacy efforts aimed at ensuring federal Employment Insurance policies reflect the economic realities of tourism-dependent communities.
BE IT FURTHER RESOLVED THAT copies of this resolution be circulated to M.P. Cheryl Gallant, M.P. Pauline Rochefort, the Honourable Steven MacKinnon, the Honourable Patty Hajdu, the Federation of Northern Ontario Municipalities, the Association of Municipalities of Ontario, and all municipalities within the Nipissing District and Northern Ontario for endorsement and support.
-Carried-

If you have any questions regarding the above resolution, please do not hesitate to contact me,

Sincerely,
Tracy Cannon

Tracy Cannon
Deputy CAO/Deputy Clerk-Planner
Email: tcannon@southalgonquin.ca
Phone: 613-637-2650 ext. 202

Outlook

Leave only a Gentle Wake. Create a Powerful Impact

From Safe Quiet Lakes <outreach@safequiet.ccsend.com>
Date Fri 10/9/2026 11:55 AM
To Donna McLeod <dmcleod@seguin.ca>

You don't often get email from outreach@safequiet.ccsend.com. Learn why this is important

DOUBLE YOUR IMPACT — EVERY DOLLAR IS MATCHED!

Hello Not Provided,
At Safe Quiet Lakes, we know that making change starts with people like you who believe in maintaining safe and quieter waterways while still enjoying everything that your lake has to offer. Safe Quiet Lakes is a leading voice in promoting safe, quiet waterways and respectful boating practices through education, advocacy, and legislative change.

WE ARE NOW A REGISTERED CHARITY — AND YOUR DONATION WILL BE MATCHED!

We are excited to celebrate our new charitable status with an incredible opportunity to make an even bigger difference together.

A generous donor has stepped forward with a $20,000 matching challenge, meaning every single dollar you contribute right now will be matched 1-for-1. We can rally together to raise $20,000, this match will turn it into $40,000 to directly support our advocacy and educational programs.

Your support has helped us conduct large-scale lake user surveys, deliver on-the-ground education, and advocate for legislative change that reflects what lake users want. Now, as a registered charity, your donation can help us build on this work and make an even greater impact.

Help us meet the challenge - our lakes are worth it!

Donate today!

ABOUT US YOUR ROLE INFORMATION & RESOURCES DONATE CONTACT US

Join the Conversation

THE CORPORATION OF THE TOWN OF DEEP RIVER

P.O. BOX 400 • 100 DEEP RIVER ROAD • DEEP RIVER, ONTARIO K0J 1P0
Tel: (613) 584-2000 • www.deepriver.ca • Fax: (613) 584-3237

October 9, 2026 Via Email

The following Resolution of Council was passed at the September 23, 2026 Regular Meeting of Council in support of the County of Renfrew and the Municipal Finance Officers' Association of Ontario's request for the permanent doubling of the Ontario Community Infrastructure Fund (OCIF) beyond 2026.

Re: Resolution in Support of the Permanent Doubling of the Ontario Community Infrastructure Fund (OCIF) Beyond 2026.

6.1.5 Request for the Permanent Doubling of the Ontario Community Infrastructure Fund (OCIF) Beyond 2026.

RESOLUTION 2026 250

MOVED BY: Councillor Myers
SECONDED BY: Councillor Fitton

BE IT RESOLVED THAT the correspondence to Council from Glenn Doncaster, Reeve of the Town of Deep River / Council Member of the County of Renfrew, regarding a Resolution of the County of Renfrew Council in support of the Municipal Finance Officers' Association of Ontario to request the permanent doubling of the Ontario Community Infrastructure Fund (OCIF) beyond 2026, be received,

THAT the Council of the Town of Deep River supports the initiative of The Municipal Finance Officers' Association of Ontario's position for the doubling of the Ontario Community Infrastructure Fund beyond 2026, and

FURTHER THAT this resolution be forwarded to the Minister of Infrastructure, MPP Billy Deneault, and all Ontario municipalities.

CARRIED

Regards,

J. Mellon

Jackie Mellon, Clerk
Town of Deep River

October 9, 2026

BY EMAIL

The Honourable Doug Ford
Premier of Ontario
Room 281
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5
Email: premier@ontario.ca

Re: OPP 2027 Policing Costs

At its Regular Council Meeting held on October 5, 2026, Council supported the enclosed correspondence.

Council accordingly passed the following resolution:

R26-10-471
Moved By Councillor Verbeek
Seconded By Councillor McGuire-Blais

That the correspondence from the Municipality of South Huron regarding OPP 2027 Policing Costs, be received and supported; and

That a letter from the Town of Essex be sent to the Honourable Doug Ford, Minister of the Solicitor General, Minster of Municipal Affairs and Housing, AMO, ROMA, Essex MPP, Anthony Leardi, Windsor-Tecumseh MPP, Andrew Dowie, Windsor West MPP, Lisa Gretzky, Chatham-Kent/Leamington MPP, Trevor Jones and all Ontario municipalities noting concerns with the proposed increase of 11% as it may be challenging and have a significant budget impact for small municipalities.

Carried

33 Talbot Street South
Essex, Ontario N8M 1A8
www.essex.ca
t 519 776 7336
f 519 776 8811

I trust you will find this satisfactory. If you have any questions or comments, please feel free to contact the undersigned.

Yours truly,

Joseph Malandruccolo
Director, Legal and Legislative Services/Clerk
jmalandruccolo@essex.ca

cc. Minister of the Solicitor General minister.solgen@ontario.ca
Minister of Municipal Affairs and Housing minister.mah@ontario.ca
Association of Municipalities of Ontario (AMO) resolutons@amo.on.ca
Rural Ontario Municipal Association roma@roma.on.ca
Essex MPP, Anthony Leardi anthony.leardi@pc.ola.org
Windsor-Tecumseh MPP, Andrew Dowie andrew.dowie@pc.ola.org
Windsor West MPP, Lisa Gretzky lgretzky-qp@ndp.on.ca
Chatham-Kent/Leamington MPP, Trevor Jones trevor.jones@pc.ola.org
Municipality of South Huron sjohnson@southhuron.ca
All Ontario Municipalities

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
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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.

Financing Municipal Infrastructure: Flexible, Long-Term Solutions through Infrastructure Ontario



September 25, 2026

Sunjit Grover, VP- Client Relationship Management
Mark Da Silva, SVP – Head of Lending

Municipal Infrastructure Challenges

Why long-term, predictable financing matters

AGING ASSETS

Infrastructure requiring replacement and rehabilitation

GROWTH

Population growth creating demand for water, wastewater and transportation investment

HOUSING

Housing-enabling infrastructure needs

BUDGET PRESSURE

Pressure on property tax-supported budgets

CERTAINTY

Need for predictable, long-term financing

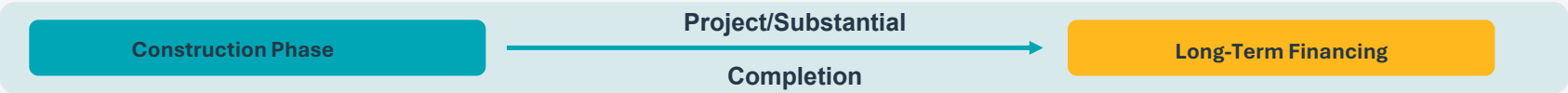
IO helps municipalities finance critical infrastructure today while managing long-term affordability.

How IO Financing Supports Infrastructure Projects

From construction financing to long-term debt

IO Lending provides debt financing to eligible public sector borrowers to build and renew public infrastructure.
Eligible Borrowers have access to:

- **Province's low cost of borrowing.**
- **Obtain interest-only construction loans of up to 5 years and long-dated fixed-rate loans of up to 30 years.**



VARIABLE-RATE INTEREST-ONLY LOAN

- Up to 5–7 years
- Repayable any time (without penalty)
- Interest-only during construction
- Can convert to long-term financing

FIXED-RATE AMORTIZING TERM LOAN / DEBENTURE

- Up to 30 years
- Up to 40 years for HEWI / GSLS streams
- Predictable debt service
- Long-term financing

Borrower eligibility is determined under the Ontario Infrastructure and Lands Corporation Act.

Who Can Borrow and What Projects Qualify?

Broad eligibility across municipal and public infrastructure

ELIGIBLE BORROWERS	ELIGIBLE PROJECTS
• Municipalities • Local Services Boards • Universities and affiliated colleges	• Water, wastewater, and waste management • Roads, bridges, and public transportation • Ambulances, fire trucks, transit vehicles, snow ploughs, garbage trucks, and other rolling stock • Local police, fire, administrative, and recreation facilities
• Municipal Corporations (LDC) • Housing providers • Long-term care homes (non-profit) • Community health/social service hubs (non-profit) • Aboriginal Health Access Centres	• Housing, hospice, and long-term care projects
• Municipal Corporations (PG) • Professional arts training/sports/recreation • Hospices (non-profit)	• Not for profit recreational and sports facilities • Power Generation projects – Hydro, Wind, Solar, Landfill gas

ELIGIBLE PROJECTS FOR ALL INCLUDE: New construction, renovations and retrofits, accessibility and energy efficiency projects, equipment, systems, asset management tools, land and facility acquisition.

IO Lending by the Numbers

Scale and municipal focus

$22+

BILLION

Infrastructure investments supported across Ontario

4,000+

PROJECTS

Helping communities build and renew critical infrastructure

>90%

OF PORTFOLIO

Municipal and Municipal Guaranteed loans

$1B

HEWI

Housing Enabling Water Infrastructure loan stream

$1B

GSLS

Go-station infrastructure loan stream

Province-wide impact: financing that supports growth, affordability and economic development.

Why Municipalities Choose Infrastructure Ontario

Key advantages and cost comparison

KEY ADVANTAGES

- ✓ Long-term fixed-rate financing
- ✓ No stand-by or undrawn fees
- ✓ Construction and permanent financing available
- ✓ Flexible amortization periods
- ✓ Predictable budgeting
- ✓ Dedicated municipal relationship management support

SELECTED FINANCING FEATURES

Feature	Commercial Lender	Infrastructure Ontario
Upfront / Arrangement Fees	**Possibly**	**None**
Stand-by / Undrawn Fees	✓	**None**
Drawn Margins	✓	✓
Long-term	**Possibly**	✓

Bottom line: predictable long-term financing with no stand-by / undrawn fees.

New Flexible Financing Solutions

Financing structures designed around municipal capital needs

Floating Rate Capital Loan

IDEAL FOR

- Development charge-backed projects
- Projects with future grant reimbursements
- Projects with expected future cash inflows

BENEFITS

- Interest-only payments
- Up to 5-year term
- Partial repayments permitted
- Convert to long-term financing when required

Capital Line Loan Facility

IDEAL FOR

- Ongoing capital renewal plans
- Annual road programs
- Fleet replacement programs

BENEFITS

- One facility for multiple projects
- Supports recurring capital needs
- Available for up to 5 years
- Streamlined application process

Flexible facilities can help municipalities align financing with the timing of capital spending and cash inflows.

Delivering Impact Across Ontario

Examples of financing supporting growth and community infrastructure



HOUSING-ENABLING WATER INFRASTRUCTURE

Region of Peel

$420M financing approved

Five water and wastewater projects
Supports ~220,000 new homes

Region of Durham

$100M financing approved

Four water infrastructure projects
Supports ~86,000 new homes

AFFORDABLE HOUSING

Toronto Community Housing Corporation

$1B+ in financing provided

Includes 158-unit and 213-unit social housing buildings
Support for Regent Park revitalization

LONG-TERM CARE

Foyer Richelieu Welland

~$37M construction financing

Capacity increased from 65 to 128 LTC beds
Redevelopment and expansion

IO financing contributes to connected, resilient and prosperous communities across Ontario.

Looking Ahead: Municipal Infrastructure Opportunities

Demand, government priorities and IO's commitment

MUNICIPAL INFRASTRUCTURE DEMAND

- Municipal lending remains the cornerstone of IO's lending program.
- Aging roads, bridges, water, wastewater and community infrastructure continue to drive significant investment needs.
- Population growth is increasing demand for housing-supporting and growth-related infrastructure.

SUPPORTING GOVERNMENT PRIORITIES

- Financing solutions aligned with housing, transit, long-term care and water infrastructure priorities.
- HEWI and GSLS programs helping municipalities support growth and accelerate project delivery.

OUR COMMITMENT

- Flexible financing, sector expertise and long-term partnership to help municipalities build stronger communities.

Flexible Financing • Sector Expertise • Long-term Partnership

LET'S DISCUSS YOUR NEXT INFRASTRUCTURE PROJECT

Our client relationship team is always happy to discuss financing options:

Central Ontario

Sadaf Khan Senior Relationship Manager

Email: Sadaf.Khan@infrastructureontario.ca

Eastern Ontario

Nerisa Shehu Senior Relationship Manager

Email: Nerisa.Shehu@infrastructureontario.ca

Northern Ontario

Savina Peshkova Senior Relationship Manager

Email: Savina.Peshkova@infrastructureontario.ca

South-Western Ontario

Rabi Chowdhury Senior Relationship Manager

Email: Rabi.Chowdhury@infrastructureontario.ca

Infrastructure Ontario

www.infrastructureontario.ca



Standardizing Official Plans in Ontario

What Bill 98 means for municipalities and planning boards

District of Parry Sound Municipal Association • September 2026

Your presenters today

PLANSCAPE INC. — BRACEBRIDGE, ONTARIO

Stefan Szczerbak, M.Sc., MCIP, RPP

Principal and Senior Planner. Former Manager of Planning Services with the Township of Lake of Bays and the District Municipality of Muskoka, and a conservation authority planner. Expert in Community Planning Permit Systems and recreational cottage-country planning, and a qualified expert witness at the Ontario Land Tribunal.

Debbie Vandenakker, MCIP, RPP, PMP

Manager of Planning, Project Manager and Senior Planner with more than 25 years of experience. Leads comprehensive Official Plan and Zoning By-law projects for Ontario municipalities, including current work in the Parry Sound area, from policy drafting through public and First Nations engagement.

About Planscape

A community and land use planning consultancy serving municipal, rural, agricultural and recreational clients across Ontario and Muskoka for more than 30 years.



The hierarchy of planning in Ontario

EACH LAYER MUST CONFORM TO THE ONE ABOVE IT

Planning Act

The provincial statute. Sets the rules, tools and timelines for every planning decision in Ontario.

Provincial Planning Statement, 2024

In effect October 20, 2024, replacing the 2020 PPS. Decisions must be consistent with it.

Official Plan

The municipality's or planning board's long-range land use vision, policies and schedules.

Zoning By-law

Implements the Official Plan lot by lot — permitted uses, setbacks, height, coverage.

Development approvals

Consents, subdivisions, site plans, minor variances and community planning permits.

Official Plan or Zoning By-law?

TWO DOCUMENTS, TWO JOBS

The Official Plan sets direction

A 20-year vision. It designates where growth, employment, settlement and natural areas go, and gives council the policy basis for its decisions. It does not regulate a property directly.

The Zoning By-law regulates land

It puts the plan into legal effect property by property — what you may build, where, and how large. It must conform to the Official Plan.

Why this matters for the change ahead

The Planning Act requires Official Plans to be kept current through regular review. If the structure and land use designations of every Official Plan are set provincially, the local policy layer narrows — and every Zoning By-law eventually has to be re-aligned to match the new plan.

Bill 98 at a glance

BUILDING HOMES AND IMPROVING TRANSPORTATION INFRASTRUCTURE ACT, 2026

Royal Assent
June 2, 2026. Amends the Planning Act and the City of Toronto Act.

The headline change
A mandatory standardized structure for Official Plans, set out in a new Schedule 1 to the Planning Act.

Who it applies to
Lower-tier and single-tier municipalities, and planning boards.

Where it came from
Provincial consultation on simplifying and standardizing Official Plans (ERO 025-1099), open October 23 to November 22, 2025; decision posted March 30, 2026.



What the standardized Official Plan requires

PRESCRIBED BY THE NEW SCHEDULE 1 TO THE PLANNING ACT

Prescribed structure
Chapter titles, section numbering and schedule formats are set out in the Act rather than chosen locally.

Fixed land use designations
A defined set of designations — for example Neighbourhoods, Mixed Use Areas and Employment Areas — with prescribed permitted uses in each.

Shorter and more permissive
The stated goals are plans that are simpler, shorter, more consistent across Ontario and more development-positive.

Machine readable
Plans and schedules are to be produced in a format that can be read and compared digitally.

Detailed requirements are to be filled in by future regulation — the standardized structure is not yet in force.

The timeline

FROM CONSULTATION TO CONFORMITY



Planning boards and rural municipalities are in the later group — but a full plan rewrite is a two to three year exercise.

What this means for municipalities

PRACTICAL IMPLICATIONS TO PLAN FOR



Your plan gets rewritten, not amended

Conformity means restructuring the whole document into the prescribed chapters, sections and designations.

Local policy room narrows

Waterfront, shoreline, character and site-specific policies will need to be re-expressed within provincial designations.

Zoning follows

A new Official Plan triggers a comprehensive Zoning By-law update to keep the two documents aligned.

Budget, staff and data

Consulting budgets, staff time, GIS and mapping work for machine-readable schedules, and public engagement all need to be scheduled now.

What this means for planning boards

RURAL DISTRICTS AND THE PARRY SOUND CONTEXT

Planning boards are captured

For the first time, planning boards are expressly named in the standardization requirement, with a 2029 deadline.

A template built for growth areas

Designations aimed at urban neighbourhoods and employment lands must be made to work for shoreline, seasonal, resource and unincorporated territory.

Capacity is the real constraint

Small municipalities and boards share planners and budgets. Joint procurement, shared consultants and common base mapping will stretch limited resources.

Speak while regulations are drafted

The detail lands in regulation. A coordinated District voice on rural and waterfront needs carries further than individual submissions.

Also in Bill 98

CHANGES BEYOND OFFICIAL PLANS

Site plan control narrowed
Sustainable design provisions for adjoining highways are replaced by a health, safety, accessibility and adjoining-lands test.

EV charging cannot be required
Zoning by-laws and site plan agreements can no longer require owners to provide electric vehicle supply equipment with parking.

Cap on minimum lot sizes
A new limit applies to minimum lot size requirements for urban residential land outside the Greenbelt.

Complete applications
Changes to complete application requirements and to the professions that may prepare supporting studies.



What to do in the next twelve months

STRATEGIC STEPS TO CONSIDER

1

Audit your plan

Map your current policies against the prescribed structure and designations to see what survives and what has to move.

2

Sequence the work

Set the review, budget and procurement schedule backwards from 2029, not forwards from today.

3

Get your mapping ready

Clean, georeferenced schedules are the single biggest time saver in a machine-readable plan.

4

Speak to the regulations

Coordinate a District submission on rural, shoreline and planning board realities while the detail is still being written.

This presentation is a plain-language overview for discussion. It is not legal advice, and key requirements remain subject to regulation.

Planning 101

A HALF-DAY OR FULL-DAY SESSION FOR COUNCILS, STAFF AND PLANNING BOARDS

Who it is for

Newly elected councils, committee of adjustment members, municipal staff and planning board members who need a working grasp of the system.

What it covers

How the planning framework fits together, the roles and obligations of council and committee members, and how decisions are made and defended.

Every change since Bill 23

A plain-language walk through the legislative changes from Bill 23 forward, including the Provincial Planning Statement, 2024 and the standardized Official Plan requirements in Bill 98.

Half day or full day

The half day is an orientation. The full day adds hands-on work with your own Official Plan and Zoning By-law, application scenarios and an open question period.

Sessions can be delivered to a single council or jointly across the District to share the cost.



Questions and discussion

Stefan Szczerbak, M.Sc., MCIP, RPP • Debbie Vandenakker, MCIP, RPP, PMP
Planscape Inc. • 104 Kimberley Avenue, Bracebridge, ON • 705.645.1556 • info@planscape.ca

Standardized Official Plans ... at a glance

PLANSCAPE INC. | DISTRICT OF PARRY SOUND MUNICIPAL ASSOCIATION | SEPTEMBER 2026

THE CHANGE

- Bill 98, Building Homes and Improving Transportation Infrastructure Act, 2026 — Royal Assent June 2, 2026.
- A new Schedule 1 to the Planning Act prescribes a standardized Official Plan: set chapters, section numbering, schedule formats.
- A fixed set of land use designations with prescribed permitted uses.
- Goals: shorter, simpler, consistent province-wide, more permissive, machine readable.

WHO AND WHEN

- Applies to lower-tier and single-tier municipalities and to planning boards.
- 2028 deadline for larger urban centres; 2029 for all other municipalities and for planning boards.
- Detailed requirements arrive by regulation; the standardized structure is not yet in force.
- Origin: provincial consultation ERO 025-1099, decision posted March 30, 2026.

WHAT IT MEANS LOCALLY

- A full rewrite of the Official Plan, not an amendment.
- Less room for local shoreline, waterfront and character policy inside provincial designations.
- A comprehensive Zoning By-law update follows the new plan.
- Budget, staff time, GIS mapping and engagement must be scheduled now — a review takes two to three years.

DO THIS IN THE NEXT 12 MONTHS

- Audit your plan against the prescribed structure and designations.
- Sequence budget and procurement backwards from 2029.
- Get clean, georeferenced mapping ready.
- Coordinate a District submission on rural, shoreline and planning board needs while regulations are drafted.

Also in Bill 98: site plan control narrowed to health, safety, accessibility and adjoining lands; EV charging can no longer be required through zoning or site plan agreements; a cap on minimum lot sizes for urban residential land outside the Greenbelt; changes to complete application requirements.

Stefan Szczerbak, M.Sc., MCIP, RPP • Debbie Vandenakker, MCIP, RPP, PMP • Planscape Inc., 104 Kimberley Ave., Bracebridge • 705.645.1556 • info@planscape.ca



Presentation to:

District of Parry Sound

September 25, 2026

The Citta Group

Wealth Management
Dominion Securities

RBC Dominion Securities Inc.

Introduction to RBC Wealth Management & The Citta Group



Wealth Management
Dominion Securities

About Dominion Securities

Founded in **1901**

160 branches

18% of the advisors in the industry

2,000+ investment advisors and portfolio managers

$770B+ assets under care

500,000+ clients

#1 Bank-owned investment dealer in Canada

26% of the industry's assets under administration

Wealth Management
Dominion Securities

The Citta Group of RBC DS

Professionals at your service

Leveraging more than nine decades of experience and a wide range of professional accreditations, we help bring financial peace of mind to clients like you.



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Andrew Citta, CFP, CIM
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Rosa DeFaria
Senior Administrator Assistant
rosa.defaria@rbc.com

Extended team

With over 250 highly accredited tax, legal and financial professionals, the industry-leading RBC Wealth Management Services team helps us provide the integrated wealth management solutions.



Daniel Goodwill
VP & Director, Head of Institutional
& Strategic Client Advisory



Adrienne Keyzer, MBA, GCRM
Commercial Account Manager

Wealth Management
Dominion Securities

RBC Dominion Securities Inc.

Our approach to portfolio construction

Combining RBC's global strategic view with rigorous money manager selection



Wealth Management
Dominion Securities

Our approach to portfolio construction

Combining RBC's global strategic view with rigorous money manager selection

Setting Strategic asset allocation

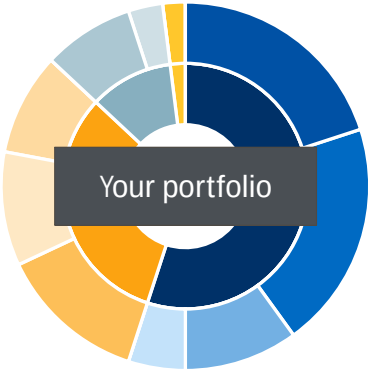
Harnessing RBC's collective expertise, we establish a strategic asset allocation mix to meet your objectives.

Providing enhanced diversification

Diversifying your investments helps reduce risk and enhance return potential. We diversify by allocating across geographic areas, economic sectors, and investment manager styles.

Refining to stay on course

Market and economic conditions change. We regularly reassess our outlook and make tactical adjustments in response to current market conditions.



Screen money managers worldwide

First, we screen for managers worldwide that meet our established criteria based on firm/product, portfolio management team, investment process and performance.

Establish our money manager shortlist

We conduct in-depth due diligence on candidates to identify our shortlist based on their individual merits and how they complement other managers.

Ongoing money manager monitoring

To ensure a consistently elite group of money managers, we continually monitor and reassess the managers on
our shortlist.

RBC Wealth Management
Dominion Securities

Global Portfolio Advisory Committee

The Global Portfolio Advisory Committee leverages the broad market outlook as developed by the RBC Investment Strategy Committee (RISC), providing additional tactical and thematic support utilizing research from the RISC, RBC Capital Markets, and third-party resources.
The RISC consists of senior investment professionals drawn from individual, client-focused business units within RBC, including the Portfolio Advisory Group. The RISC builds a broad global investment outlook and develops specific guidelines that can be used to manage portfolios. The RISC is chaired by Daniel Chornous, CFA, Chief Investment Officer of RBC Global Asset Management Inc.

Global Portfolio Advisory Committee members:

Jim Allworth – Co-chair
Investment Strategist, RBC Dominion Securities Inc.

Kelly Bogdanova – Co-chair
Portfolio Analyst, RBC Wealth Management Portfolio Advisory Group U.S., RBC Capital Markets, LLC

Frédérique Carrier – Co-chair
Managing Director & Head of Investment Strategy, RBC Europe Limited

Luis Castillo – Head, Fixed Income Strategies, RBC Wealth Management Portfolio Advisory Group, RBC Dominion Securities Inc.

Rufaro Chiriseri, CFA – Director & Head of Fixed Income, British Isles, RBC Europe Limited

Janet Engels – Vice President & Head, Global Investments, RBC Wealth Management, RBC Capital Markets, LLC

Thomas Garretson, CFA – Fixed Income Senior Portfolio Strategist, RBC Wealth Management Portfolio Advisory Group, RBC Capital Markets, LLC

Patrick McAllister, CFA – Manager, Equity Advisory & Portfolio Management, RBC Wealth Management Portfolio Advisory Group, RBC Dominion Securities Inc.

Sean Naughton, CFA – Head, RBC Wealth Management Portfolio Advisory Group U.S., RBC Capital Markets, LLC

Alan Robinson – Senior Portfolio Advisor, RBC Wealth Management Portfolio Advisory Group – U.S. Equities, RBC Capital Markets, LLC

Michael Schuette, CFA – Multi-Asset Portfolio Strategist, RBC Wealth Management Portfolio Advisory Group U.S., RBC Capital Markets, LLC

David Storm, CFA, CAIA – Chief Investment Officer, British Isles & Asia, RBC Europe Limited

Yuh Harn Tan – Head of Discretionary Portfolio Management & UHNW Solutions, Royal Bank of Canada, Singapore Branch

Joseph Wu, CFA – Portfolio Manager, Multi-Asset Strategy, RBC Dominion Securities Inc.

Canadian Investment Committee (CIC)

CIC Sub-Committees

Asset Allocation	Global Equities	Fixed Income	Responsible Investing	Oversight & Analytics
Responsible for making holistic asset allocation decisions at all levels	Responsible for portfolio management and implementation decisions, including but not limited to: • How to best strategically combine different investment solutions in portfolios • Determine a suitable active versus passive (indexing) allocation mix • Evaluation / selection of investment managers for the portfolio • Lead and record monthly fulfillment solution reviews			Responsible for ongoing monitoring and oversight of performance, risk and ESG characteristics

Canadian Equity | U.S. Equity | International Equity

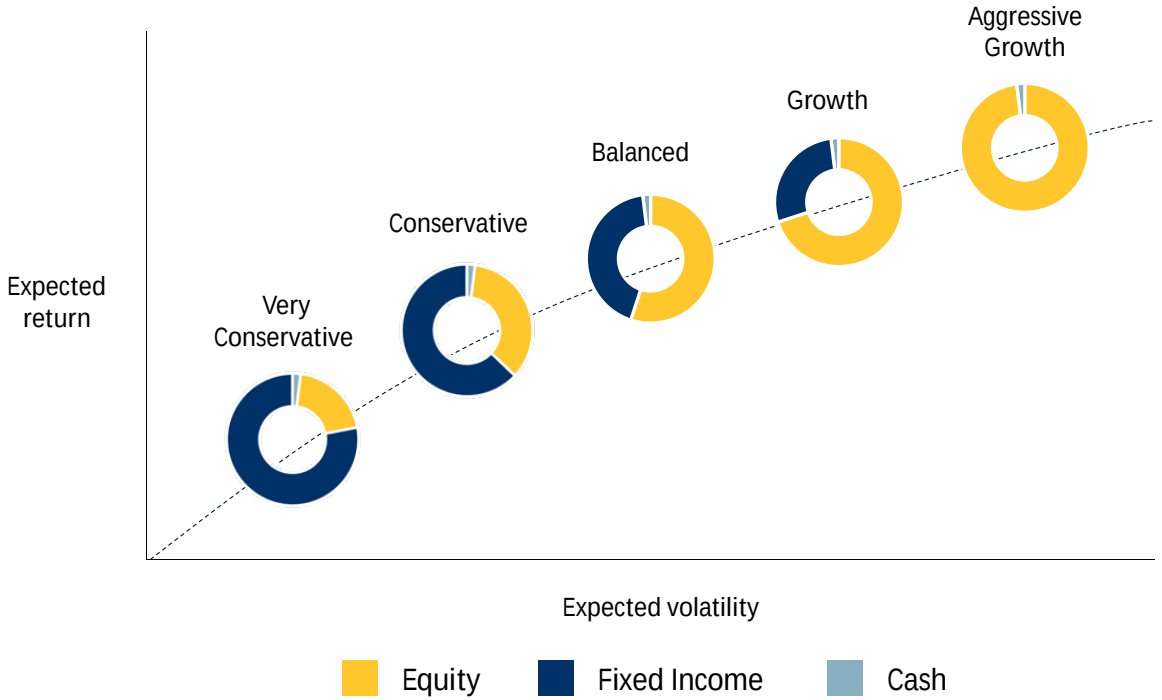
RBC Wealth Management
Dominion Securities

Our approach to portfolio construction

Why asset allocation is important

- Asset allocation refers to the process of diversifying among different asset classes to achieve your investment goals.
- Generally, equities provide higher return potential, while cash and fixed income offer lower risk.
- Since asset classes do not always move in the same direction, efficient diversification can help reduce portfolio volatility and manage downside.

Asset allocation is important because it is the primary driver of long-term portfolio risk and returns.



Wealth Management
Dominion Securities

Our approach to portfolio construction

Four-step strategic asset allocation process

We harness the collective expertise of RBC's global teams to establish long-term strategic asset allocation profiles.



1. Outlook

We use a multi-model approach for developing long-term, forward-looking capital markets assumptions for a set of global asset classes.



2. Analysis

Based on our outlook and a variety of quantitative techniques, we consider various asset allocation mixes to determine the optimal allocation to each asset class.



3. Recommendations

The result is a series of strategic asset allocation models designed to meet an array of investment objectives.



4. Reassessment

While our strategic asset allocation framework is updated annually, we provide tactical adjustments based on the current market views of our Canadian Investment Committee.

RBC Wealth Management
Dominion Securities

Our approach to portfolio construction

Enhanced diversification to reduce risk and increase return potential

The traditional asset allocation framework diversifies portfolios between cash, bonds, and equities.
We provide additional diversification benefits by also considering more focused sources of risk and return, including:

- sub-asset classes (e.g., large-/small-cap equities, short-/long-term bonds)
- styles (e.g., value/growth equities, government/corporate bonds)
- geographies (e.g., Canada, International)
- economic sectors (e.g., Financials, Technology)



Equity
Fixed income
Cash

Canadian equity
U.S. equity
International equity
Government bonds
Corporate bonds
High-yield

Economic sector
Geographic area
Investment style
Capitalization size

Wealth Management
Dominion Securities

Combining the best of active and index strategies

Delivering cost efficiency and value generation

Active

- Strive for superior risk-adjusted returns through active investment selection by top-tier money managers
- Provided through Mutual Funds and Separately Managed Accounts (SMAs)

Index

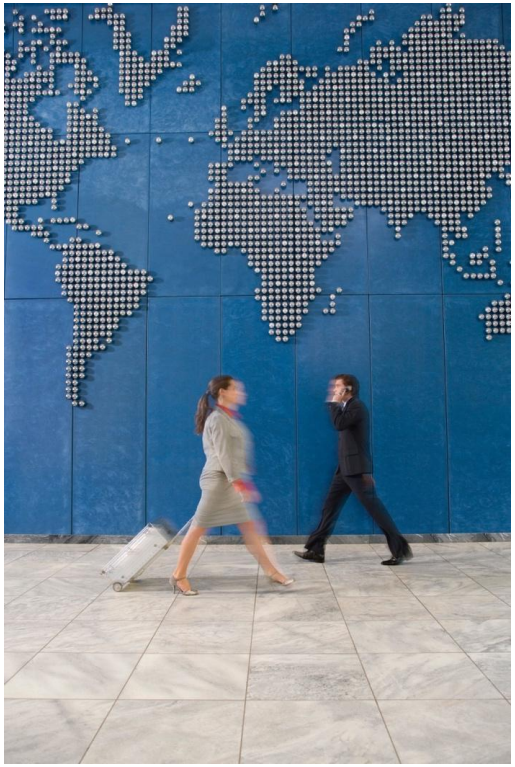
- Enable cost-efficient targeted market exposures
- Provided through Exchange-Traded Funds (ETFs)



RBC Wealth Management Dominion Securities

Rigorous investment manager selection process

Identifying top-tier money managers



1. Screen for managers worldwide that meet our established criteria.

2. Assess managers based on firm and product, portfolio management team, investment process, and performance after fees.

3. Conduct in-depth due diligence on candidates through in-person site visits and conference calls.

4. Evaluate shortlisted money managers based on their individual merits and how they complement other portfolio holdings.

Each step of the due diligence above requires ongoing investigation and evaluation. Equally important, our analysts routinely scour the universe of available investment options for other potentially attractive candidates.

RBC Wealth Management
Dominion Securities

Rigorous investment manager selection process

Assessing active money managers

We assess four key areas when selecting money managers for your portfolio:



1. Firm and product

- Ownership structure
- Firm history
- Leadership and culture
- Asset growth
- Operational controls



2. Portfolio management team

- Experience and tenure
- Incentive structure
- Ownership eligibility
- Succession planning
- Team turnover



3. Investment process

- Consistency
- Philosophy
- Risk controls
- Research capabilities
- Buy and sell discipline



4. Performance

- Absolute and relative returns
- Performance over a full market cycle
- Risk-adjusted metrics
- Long-term view

RBC Wealth Management
Dominion Securities

Comprehensive RBC investment capabilities

Active global markets strategies

Canadian Fixed Income	Global Fixed Income	Equity	
Core, Enhanced, Core Plus	Global & US Aggregate	Canadian	Fundamental
Short, Universe, Long	Sovereign	Global	Quantitative
Investment Grade Corporate	Investment Grade Corporate	International	Value, Growth Style Investing
High Yield Corporate	High Yield Corporate	U.S.	Low Volatility
Private Investment Grade Corporate	Emerging Market Debt	Emerging Markets	Small, Large Cap Investing
Levered strategies	Multi-Asset Credit	China	Portable Alpha
Enhanced Cash	Foreign Currency		

Private markets

Debt	Equity
Mortgages	Real Estate
Infrastructure Debt	Infrastructure
Illiquid Credit	

Liquid alternatives

Multi-Strategy	Global Macro
Long/Short Credit	Long/Short Equity
Structured Solutions	Market Neutral
Absolute Return	Event Driven Credit

Client directed strategies benefit from access to RBC Capital Markets for institutional execution

#1 Capital Markets franchise in Canada

Wealth Management
Dominion Securities

Cash management - 3 Protected Notes Ideas: Senior A rated Bonds & 2 PPNs

1) RBC Principal Protected Solactive Canada Blue Chip III AR 205 Index Autocallable (CAD)

- 100% Principal Protected, guaranteed by RBC rated AA- by Standard & Poors
- Underlying: Solactive Canada Blue Chip III AR 205 Index
- CAD
- 10 yr term to maturity
- F-Class / 0.00%
- Autocalled if index is above 105% of its initial Price annually
- **Coupon paid in the Year that Unitholder is Autocalled:**
  - **Year 1: 10.55% Year 2: 15.05% Year 3: 19.55% Year 4: 24.05% Year 5: 28.55% Year 6: 33.05% Year 7: 37.55% Year 8: 42.05% Year 9: 46.55% Year 10: 51.05%**

2) Guaranteed Return Blue Chip Yield PPN:

- 100% Principal Protected, guaranteed by RBC rated AA- by Standard & Poors
- Underlying: equal weight basket ZEB CT,XEG CT,XGD CT,RING CT,XUT CT
- CAD
- 7yr term to maturity
- F-Class / 0.00%
- **Guaranteed Min Coupon Paid p.a. 2.75% and upside potential up to 8.80% each year.** How the potential upside Coupon is determined, is calculated at the end of each year with all positive performers counting as +7% and all negative performers count as is but never worse than -10%. Also the beginning value in each separate year end calculation is always measured from the Day 1 strike level that never changes.

3) CAD Linear Zero Coupon Callable Note (annual calls, annual linear accruals, 30/360)

- 10yNC2y+1y @ 100: **6.05%**
- 10yNC3y+1y @ 100: **6.05%**
- 10yNC5y+1y @ 100: **6.02%**

CAD Fixed Rate Callable Note (annual calls, annual linear accruals, 30/360)

- 10yNC2y+1y @ 100: **4.90%**
- 10yNC3y+1y @ 100: **4.90%**
- 10yNC5y+1y @ 100: **4.82%**

Refs:
10Y CAD swap: 3.6294%

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Thank you

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AGE-FRIENDLY PARRY SOUND DISTRICT

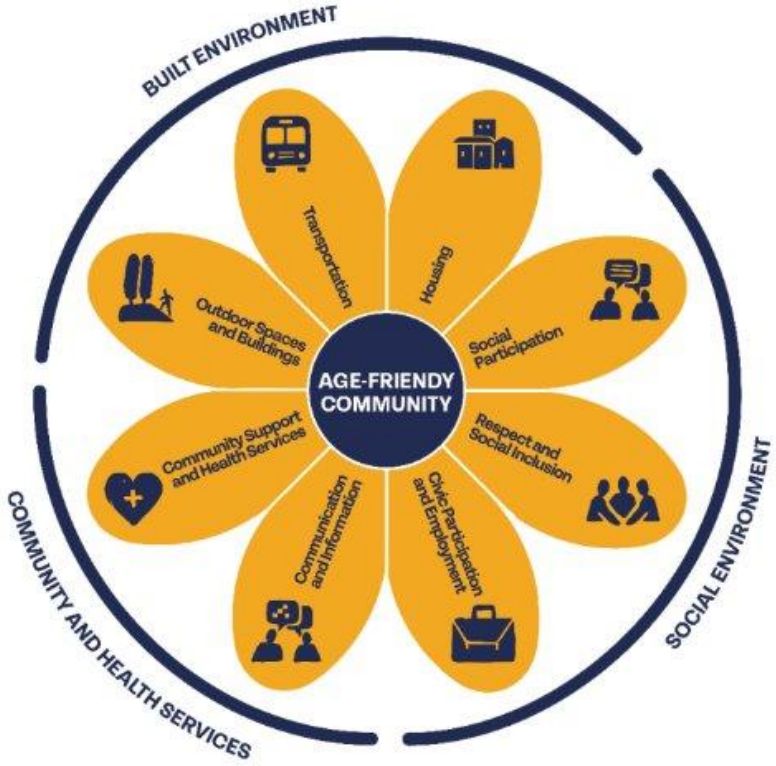
Community Action Plan

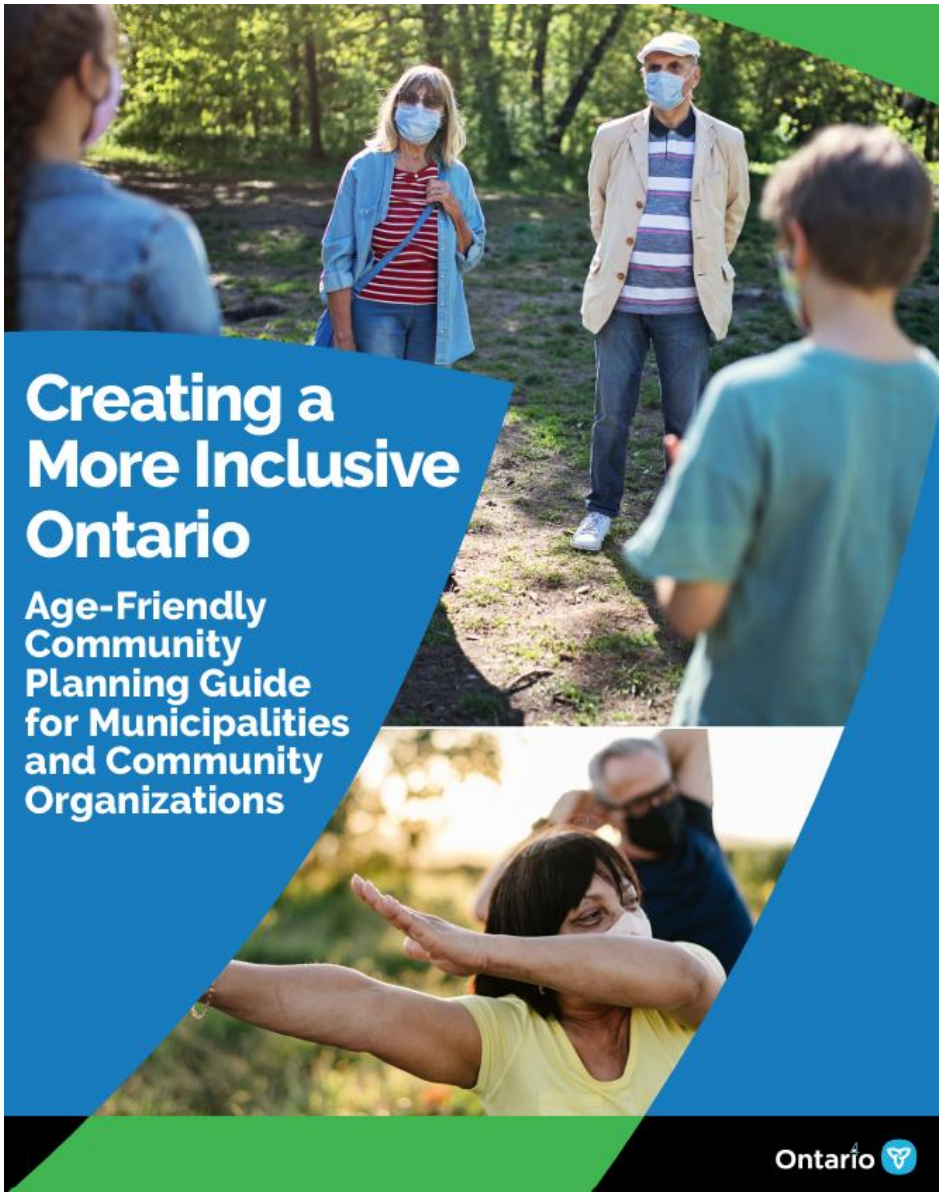
A briefing for municipal partners across the district

Presented by: Sam Docherty, Community Health Promoter – North Bay Parry Sound District Health Unit, Chair PS AFC

Age Friendly Communities

What is an Age Friendly Community, and how do we build an action plan?





OUR VISION

“The Parry Sound District is an inclusive, accessible, and connected community where older adults can age in place with dignity, access services easily, and remain active, engaged, and supported.”

This plan follows the Government of Ontario’s Age-Friendly Community Planning Guide for Municipalities and Community Organizations, and builds on a 2024 local community needs assessment and district-wide stakeholder input.

Why This Matters: The Demographic Reality

2021 Census data across the Parry Sound District

30.2%

of residents are aged 65+ — nearly 1 in 3 people

49.4

average age, above the provincial (41.8) & national (41.9) average

+45.1%

growth in the senior population, 2014–2023

60–69

is the largest cohort (20.1%)

For municipalities: demand for age-friendly infrastructure, housing, and services will rise significantly over the next decade — this plan gives partners a shared, evidence-based roadmap to respond.

Four Priority Areas

Identified through the 2024 community needs assessment and stakeholder action-planning sessions



1. Transportation

A major barrier to services in rural areas — affordability, availability, and awareness, with heavy reliance on family and friends.



2. Communication & Service Navigation

Older adults struggle to find information — a fragmented system with no centralized directory.



3. Awareness & Promotion of Services

Services exist but are underused; communication doesn't reach all older adults effectively.



4. Aging in Place Supports

Access, affordability, and awareness gaps in home care, maintenance, and other supports.



1. Transportation

Objective: Older adults have access to affordable, reliable, accessible transportation across the district.

Action	Lead	Municipal Role	Timeline
Share transportation inventory broadly, incl. municipal websites	Health Unit / AFC	Partner — host & share via municipal websites	Short-term
Identify transportation gaps (GIS mapping)	Health Unit	Partner — support gap analysis	Short-term
Explore partnerships (ride share, shuttle, school bus)	AFC Committee	Partner — private sector	Medium-term
Host a regional transportation forum / strategy session	AFC	Partner — co-host with transit providers	Short-term
Advocate for transportation subsidies / funding	AFC	Partner — joint advocacy to Province	Medium-term



2. Communication & Service Navigation

Objective: Older adults can easily find, understand, and access services through clear, centralized information.

Action	Lead	Municipal Role	Timeline
Update centralized service directory (211-based + local)	AFC	—	Short-term
Create paper-based resource (guide / magnet / brochure)	AFC	Partner — distribute via municipalities	Short-term
Ensure annual updates of the directory	Community agencies	—	Ongoing
Deliver service provider education sessions	AFC	—	Short-term
Implement navigation support (human contact)	211	Share resources and promote service	Medium-term

3. Awareness & Promotion

Objective: Older adults are aware of available services and how to access them.

Action	Lead	Municipal Role	Timeline
Develop a coordinated communication strategy	AFC	Partner	Short-term
Share findings with municipal councils	AFC	Partner — political buy-in from municipal leaders	Short-term
Use existing community touchpoints for outreach	Community orgs	—	Ongoing
Improve information access through municipal website content	Municipalities	Partner – explore embedding service directories in websites	Medium-term
Expand use of multiple communication formats	AFC	—	Ongoing



4. Aging in Place Supports

Objective: Older adults can remain in their homes safely with adequate supports.

Action	Lead	Municipal Role	Timeline
Improve awareness of existing supports	Health Unit	Have information accessible to residents	Short-term
Identify service gaps (e.g., housekeeping)	AFC	—	Short-term
Advocate for expanded supports and workforce	AFC	Supportive advocacy partner	Long-term
Explore community-based solutions (pilots)	Community orgs	—	Medium-term

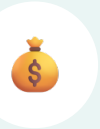
Municipalities can champion advocacy efforts and help surface local gaps through planning and social-service channels.

What We're Asking of Municipalities

Seven concrete ways municipal partners can move this plan forward



Share transportation inventory & data on municipal websites



Join advocacy for transportation and aging in place subsidies & funding



Receive plan findings & share with council and staff



Support the coordinated, district-wide communication strategy



Help distribute the age-friendly directory / paper resource



Update municipal website content with age-friendly info and service navigation tools

Implementation Structure & Timeline

The Age-Friendly Committee leads implementation in partnership with municipalities, health services, and community organizations.



Regular reporting and collaboration between the AFC and municipal partners will support ongoing progress and accountability.

How We'll Measure Success

Key indicators the committee will track and report back to partners



Awareness of Services

% of older adults aware of available services



Transportation Users

Number of older adults using transportation options



Directory Usage

Usage of the centralized service directory



Program Participation

Participation levels across supported programs

Next Steps

1. Validate priorities with committee
2. Assign leads
3. Confirm timelines
4. Begin implementation
5. Monitor progress

We invite municipal partners to:

- Review these findings and confirm a municipal champion
- Integrate age-friendly priorities into municipal planning and websites
- Join the AFC in regional initiatives

PS AFC Member Agencies

The Friends	West Parry Sound Health Centre (WPSHC)
East Parry Sound Community Support Services (EPS CSS)	West Parry Sound Community Support Services (WPS CSS)
West Parry Sound Ontario Health Team (WPS OHT)	Ontario Provincial Police (OPP)
Victim Services	Community Volunteers
North Bay Parry Sound District Health Unit (NBPSDHU)	Parry Sound District Social Services Administration Board (PSDSSAB)
Canadore College	Canadian Mental Health Association (CMHA)

Questions?

Thank You

Sam Docherty
Samantha.Docherty@healthunit.ca
705-746-5801 x 3222

LET'SCONNECTSEGUIN

Artificial Intelligence: Next Generation C/S and Human-First AI

September 26th, 2026

Introduction and Agenda

- Forrest Pengra
  Director of Strategic Initiatives — Seguin Township (LinkedIn)

Agenda

- AI Refresher
- Changing Customer Service Landscape
- How things are changing for local government
- Why and how humans need to remain involved
- Bill 194 - Strengthening Cyber Security and Building Trust in the Public Sector Act

Artificial Intelligence 101 – a refresher

- What is AI?
- What is a large language model?
- Expertise is NOT required
- You ARE already using it!



Modern - Customer Service

Types of Customer Service

- Traditional human-led customer service
- Digital customer service
  - Self led, self-navigated (traditional website)
  - Self led, machine-navigated (AI)
  - Human C/S led, machine-augmented (AI)

How is a choice made?

- Digital self-service when it is faster, simpler, accessible, and actually works
- Human led - when the outcome matters, the issue is complex, or they need explanation, empathy, judgment, or accountability
- Strongly follows generational preferences

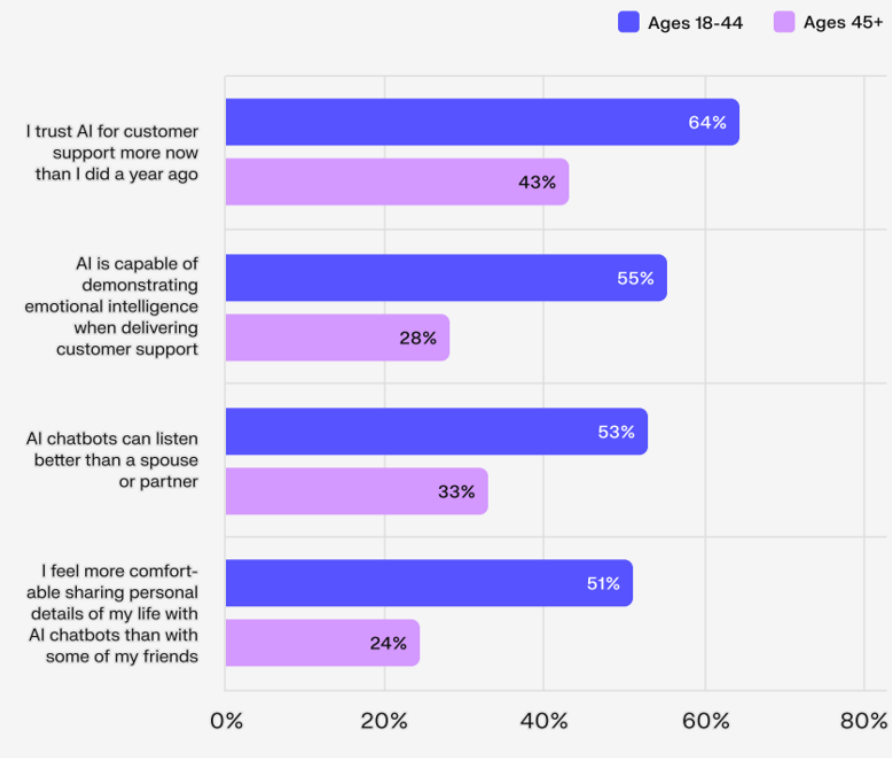
What isn't it?

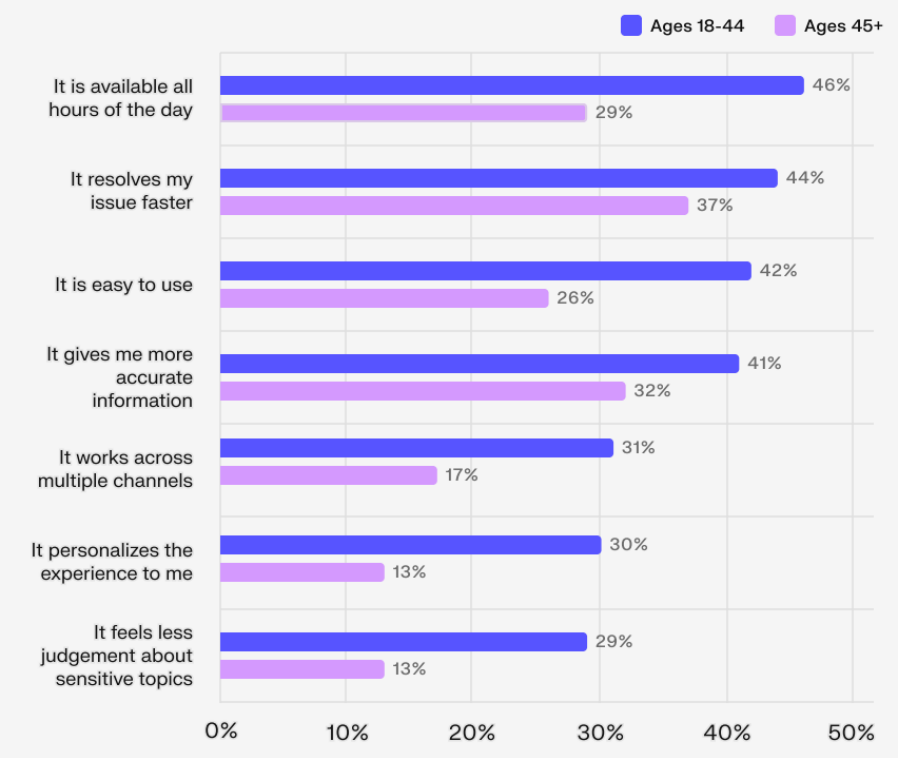
- Neither are the complete answer
- A simple one size fits all solution
- A static service

How is it changing?

- Mass and rapid adoption
- New opportunities coming daily
- Knowledge requirements decreasing

Modern - Customer Service Cont...

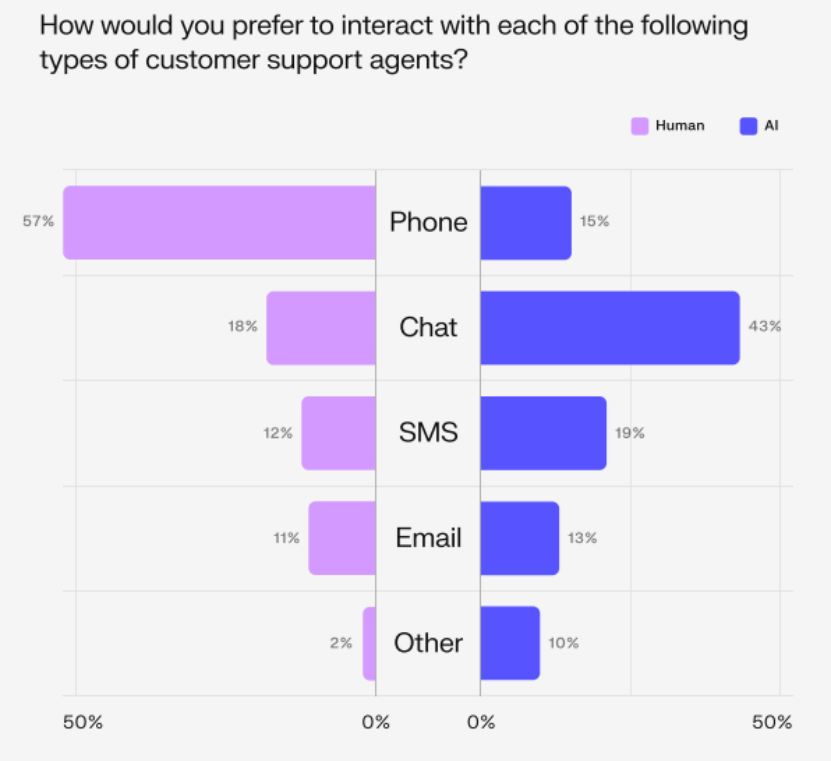


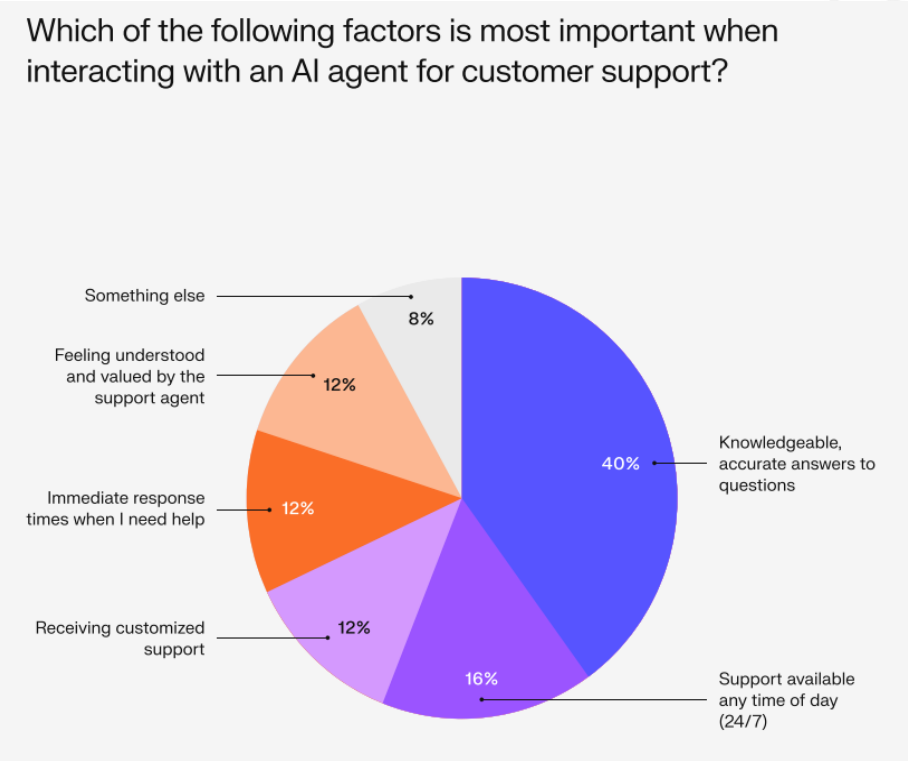


Decagon's 2025 report surveyed more than 2,000 U.S. adults to uncover consumer expectations of customer service, the role of AI in delivering it, and the generational divides shaping the future of customer experience.

https://decagon.ai/guides/ai-and-the-next-generation-of-cx

Modern - Customer Service Cont...





https://decagon.ai/guides/ai-and-the-next-generation-of-cx

How does this impact us?

- Opportunities to streamline and improve customer service
  - Simplified but complex use of data for more informed outcomes
  - On the fly complex response
- Reduced service times with more informed and better outcomes
  - Augmenting C/S with AI for those who want it, allows greater focus on those who don't
  - AND… when serving the public who want the human C/S, staff can still use the tools to better serve quickly and more thoroughly.
- But how do we do this? …specialized digital agents
  - Trained for C/S with only the municipal data that's been authorized

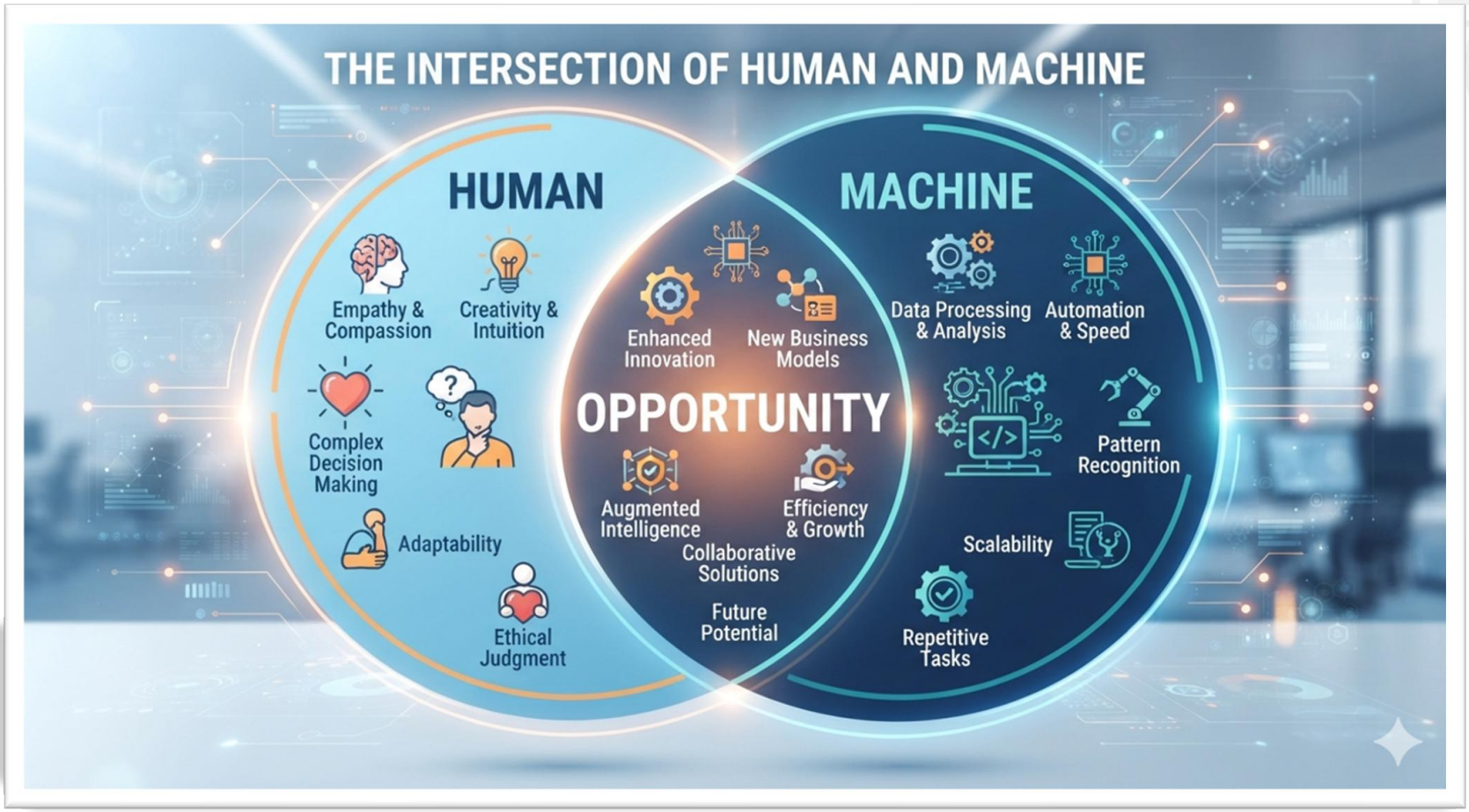
- What possibly could come next?
  - Take payments, handle refunds and perform basic customer service
  - Perform functions in systems (ex. AP/AR, initial plans examination, etc…)

So, what does this mean for people?!?

Human First AI – What is it?!?

- Human-first AI is a design and operating approach where people remain in control and artificial intelligence serves as a supportive tool rather than a replacement for human judgment (or in some cases human capital).

- Let humans do what humans are good at, let machines do what machines are good at. Use both to maximize quality AND quantity of work.


THE INTERSECTION OF HUMAN AND MACHINE
HUMAN
Empathy & Compassion
Creativity & Intuition
Complex Decision Making
Adaptability
Ethical Judgment
OPPORTUNITY
Enhanced Innovation
New Business Models
Augmented Intelligence
Efficiency & Growth
Collaborative Solutions
Future Potential
MACHINE
Data Processing & Analysis
Automation & Speed
Pattern Recognition
Scalability
Repetitive Tasks

Is there a balance to maintain? ABSOLUTELY!!

1. Define purpose
2. Classify impact and risk
3. Determine or establish human role
4. Confirm legal, privacy, etc. requirements
5. Assess quality and suitability
6. Set transparency and notice requirements
7. Pilot before scaling
8. Monitor continuously

AI Evolution: From Text to Action

AI Assistant

Nature: Reactive & single-turn execution.

Logic: Operates strictly within user prompts.

Knowledge: Ingests specific company policies & documents.

Learning: Reads documents dynamically at inference time.

Action: Summarizes, targets, or synthesizes static text content.

AI Agent

Nature: Proactive & goal-oriented inside workflows.

Logic: Leverages fixed paths, rules, and scripts.

Knowledge: Integrated directly with business logic layers.

Learning: Maintained through short-term transactional state.

Action: Calls external APIs, queries databases, sends alerts.

Agentic AI

Nature: Fully autonomous & dynamic loop orchestration.

Logic: Builds open-ended strategies and self-corrects.

Knowledge: Broad ambient memory & dynamic environment toolsets.

Learning: Reflects on real-world errors to shift strategies.

Action: Executes high-horizon, multi-layered business goals.

AI Assistant → AI Agent → Agentic AI

THINGS ARE CHANGING FAST

And…your obligations are REAL (Bill 194)

- Accountability Framework(s)
  - Municipalities must develop and maintain clear governance programs. This includes assigning clear oversight roles, tracking tool usage, and deciding who is responsible if an AI system fails or mishandles data.
- Transparency and Public Disclosure
  - Local governments must provide public notice when citizens are interacting directly with AI (such as an automated customer service chatbot) or when AI is used to make decisions that directly affect them (like service eligibility).
- Human Oversight
  - The legislation mandates that automated systems cannot completely replace human judgement. Municipalities must apply human oversight to review AI-generated reports, code, or decisions before they impact the public.
- Risk Management and Bias Mitigation
  - Municipalities are required to identify and mitigate risks associated with algorithm bias, privacy infractions, and cybersecurity vulnerabilities before deploying AI software.

ARE YOU DOING THIS YET???


INTRODUCING GPT-6
ASTRA

Questions?

Thank You!

Seguin Township
The Natural Place to Be

LET'SCONNECTSEGUIN

The Corporation of the Town of Cobourg

Resolution

The Honourable Doug Ford
Premier of Ontario
Main Legislative Building, Queen's Park
Toronto, ON M7A 1A5

Sent via email
premier@ontario.ca

Town of Cobourg

55 King Street West,
Cobourg, ON, K9A 2M2
clerk@cobourg.ca

October 13, 2026

RE: Correspondence from the Township of Puslinch regarding the review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that the Town of Cobourg Council, at its meeting held on August 26, 2026, passed the following resolution:

Correspondence from the Township of Puslinch regarding the review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

THAT Council support the correspondence from the Township of Puslinch regarding the review of the Ontario Land Tribunal and enhancing deference to municipal planning decisions.

Sincerely,

Laryssa McGlashon

Laryssa McGlashon
Council and Committee Coordinator

CC: clerk@whitby.ca; minister.mah@ontario.ca; peter.bethlenfalvy@pc.ola.org; lorne.coe@pc.ola.org; jfrench-co@ndp.on.ca;todd.mccarthy@pc.ola.org; rcerjanec.mpp.co@liberal.ola.org; laurie.scott@pc.ola.org; amopresident@amo.on.ca; all Ontario municipalities

TOWNSHIP OF
PUSLINCH
EST. 1850

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

The Honourable Rob Flack,
Minister of Municipal Affairs and Housing -
minister.mah@ontario.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

July 29, 2026

RE: Town of Whitby's resolution regarding the Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions

Please be advised that Township of Puslinch Council, at its meeting held on July 15, 2026 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2026-223: Moved by Councillor Sepulis and Seconded by Councillor Bailey

That the Consent Agenda item 6.13 be received for information; and

Whereas Council supports Town of Whitby's resolution regarding the Review of the Ontario Land Tribunal and Enhancing Deference to Municipal Planning Decisions;

That Council direct staff to send a support resolution accordingly.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston
Municipal Clerk

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

TOWNSHIP OF
PUSLINCH
EST. 1850

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

Laryssa McGlashon

7404 Wellington Road 34, Puslinch, ON N0B 2J0
Tel: (519) 763-1226 Fax: (519) 763-5846 admin@puslinch.ca

Town of Whitby
575 Rossland Road East,
Whitby, ON L1N 2M8
905.430.4300
whitby.ca

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.

[redacted]

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



Protect the Long Arm of Otter Lake from the 500 mv Hydro Corridor

254

Verified signatures

The Issue

The long arm of Big Otter Lake was where my family and I created countless memories – fishing, kayaking, and appreciating the untouched beauty of nature. This pristine lake, nestled in the heart of Ontario, Canada, has been an integral part of our lives and represents not only a cherished natural resource but also a quintessential habitat for diverse wildlife.

RECEIVED
OCT 21 2026
TOWNSHIP OF SEGUIN
Per .....

Unfortunately, this tranquil paradise is under threat from the proposed hydro corridor from Sudbury to Barrie.. The installation of these lines poses significant risks, including habitat disruption, increased pollution, and potential harm to the local ecosystems that rely on the lake. Studies have shown that the construction of infrastructure projects like hydro transmission lines can severely impact water quality, lead to the loss of natural habitats, and endanger wildlife species through habitat fragmentation and increased human activity. Otter Lake is a lake trout lake which signifies that the water quality is high. In order to maintain this designation there are no further severances allowed, the shoreline is protected , and clear cutting is not permitted. Otter Lake is home to all kinds of wildlife including moose deer and bears , loons, herons, as well as species at risk such as Blandings turtle.

The giant transformers and wires crossing the long arm will depreciate our cottages and damage our enjoyment of the lake. If the hydro lines cut across the long arm of Otter Lake , they will compromise not only the whole lake but particularly the 44 cottages on the long arm of which some are permanent residences and many 4 season dwellings . There is also a resort at the end of the long arm with a main building and 9 cottages which will be severely impacted.

Our goal is to urge local government officials and relevant stakeholders to consider alternative paths or underground solutions that would preserve the integrity of Big Otter

Lake. By rerouting these transmission lines or exploring less invasive technologies, we can protect the natural beauty and ecological significance of this area. This is not just about conservation; it is about preserving a way of life for all the wildlife and communities that call Big Otter Lake home, particularly the long arm which is most at risk of this development and its adjoining lake Little Otter Lake

.

Let us remind authorities that protecting Big Otter Lake and Little Otter Lake is not just an environmental issue but also an economic one. Tourism and local businesses thrive because of the lake's natural beauty, contributing significantly to the local economy. The protection of this area is essential for sustaining these economic benefits long-term.

I invite you to join me in this cause. Protecting the long arm of Big Otter Lake from harmful development is a responsibility we share . Your signature can make a significant difference. Please sign this petition to help us protect the long arm of Big Otter Lake and maintain its beauty and tranquility for generations to come. This petition along with an email will be going to the local and provincial government and Hydro One.

Thank you

Dr Kimberly Danielson

Petition Starter

Name	Location	Signed On
Kimberly Danielson	Toronto, Canada	2026-10-01
Mark Gosselin	Georgetown, Canada	2026-10-02
David Danielson	Ottawa, Canada	2026-10-02
Peter Danielson	Hamilton, Canada	2026-10-02
Shameela Rawji	Toronto, Canada	2026-10-02
Klara Danielson	Toronto, Canada	2026-10-02
Janet Valette	Dartmouth, Canada	2026-10-02
Byron Ward	Edmonton, Canada	2026-10-02
Peter Links	Guelph, Canada	2026-10-02
madison mackinnon	Lingan, Canada	2026-10-02
Lydia McGowan	Port Carling, Canada	2026-10-02
Nicholas Villeneuve	Peterborough, Canada	2026-10-02
Laura McGowan	Toronto, Canada	2026-10-02
Jon Inwood	Honolulu, Hawaii, United States	2026-10-02
Courtnie Lucas	Edmonton, Canada	2026-10-02
Dyan Brisebois	Boucherville, Canada	2026-10-02
Nicole Haupt	Seguin, Canada	2026-10-02
Karen Bradley	Seguin, Canada	2026-10-02
Sasha Jaramillo	Calgary, Canada	2026-10-02
Sheila Lynch	Alexandria, Canada	2026-10-02
Faiza Hoque	Scarborough, Canada	2026-10-02

Name	Location	Signed On
frith bail	Clearview, Canada	2026-10-02
simy palia	Saskatoon, Canada	2026-10-02
Quinn Hopkins	Toronto, Canada	2026-10-02
Allen Meredith	Toronto, Canada	2026-10-02
Louise Bergin	Ottawa, Canada	2026-10-02
Kameron haupt	Beeton, Canada	2026-10-02
Linda Black	Spruce Grove, Canada	2026-10-03
Carole Poturnak	Winnipeg, Canada	2026-10-03
Rudy Gosselin	Maple, Canada	2026-10-03
Maelle Gosselin	Georgetown, Canada	2026-10-03
Lincoln Kilmurray	Edmonton, Canada	2026-10-03
Daniel Drwiega	Toronto, Canada	2026-10-03
Christine Hughes	Georgetown, Canada	2026-10-03
Tyler Gosselin	Parry Sound, Canada	2026-10-03
Noah Burkhart	London, Canada	2026-10-03
Jenna Miles	Dartmouth, Canada	2026-10-03
Daniella Teixeira	Georgetown, Canada	2026-10-03
olivia darmanin	Georgetown, Canada	2026-10-03
Liam Guttman	London, Canada	2026-10-03
Eleanor Hogg	Acton, Canada	2026-10-03
Gideon Harripersad	Georgetown, Canada	2026-10-03

Name	Location	Signed On
Chiugo Okpagu	Winnipeg, Canada	2026-10-03
Nathan Henderson	Kingston, Canada	2026-10-03
Sophia Pelletiti	Georgetown, Canada	2026-10-03
Matteo Cedrone	Georgetown, Canada	2026-10-03
Emma C	Milton, Canada	2026-10-03
Eliza James	Toronto, Canada	2026-10-03
Krystina Skyba	Orangeville, Canada	2026-10-03
Erik Deiters	Seguin Ontario, Canada	2026-10-03
TERRY Michaelson	Toronto, Canada	2026-10-03
Michael Fiorella	Georgetown, Canada	2026-10-03
Ahmad Hayek	London, Canada	2026-10-03
John Exler	Toronto, Canada	2026-10-03
diana Cottingham	Toronto, Canada	2026-10-03
Annika Zee	Toronto, Canada	2026-10-03
Georg Bjarnason	Toronto, Canada	2026-10-03
Lyla Phaure	Waterloo, Canada	2026-10-03
Tara McFaul	Seguin, Canada	2026-10-03
Lillian Links	Guelph, Canada	2026-10-03
Dannah Button	Guelph, Canada	2026-10-03
Dylan phaure	Toronto, Canada	2026-10-03
Mitchell Todorov	New York, New York, United States	2026-10-03

Name	Location	Signed On
Matt Chandler	Kitchener, Canada	2026-10-03
Dan P	Toronto, Canada	2026-10-03
Jeremy phaure	Toronto, Canada	2026-10-03
Will Goodridge	Kingston, Canada	2026-10-03
Colin Goodridge	Toronto, Canada	2026-10-03
Chris Goodridge	Toronto, Canada	2026-10-03
Raleigh Koritz	St Paul, Minnesota, United States	2026-10-03
Nathan Links	Guelph, Canada	2026-10-04
LORA HARTMAN	200 Bradshaw, Canada	2026-10-04
Mark Skrtich	Seguin, Canada	2026-10-04
Sofia Mastromattei	Waterloo, Canada	2026-10-04
Christina Serratore	Kleinburg, Canada	2026-10-04
Allen Zee	Toronto, Canada	2026-10-04
Priya Mitera	Guelph, Canada	2026-10-04
Bruce Newton	Etobicoke, Canada	2026-10-04
Wendy Newton	Toronto, Canada	2026-10-04
Dana Shewchuk	Toronto, Canada	2026-10-04
Nicole McArthur	Ancaster, Canada	2026-10-04
Ryan Newton	Toronto, Canada	2026-10-04
Jennifer Newton	Whitby, Canada	2026-10-04
Casey Archer	Kitchener, Canada	2026-10-04

Name	Location	Signed On
ted shado	Toronto, Canada	2026-10-04
Kyle Newton	Ancaster, Canada	2026-10-04
Cindy Hamilton	Toronto, Canada	2026-10-04
Kyra begley	Hamilton, Canada	2026-10-04
Mikayla Thomas	Waterloo, Canada	2026-10-05
Monte Bail	Toronto, Canada	2026-10-05
Laikyn Fleming	Toronto, Canada	2026-10-05
Tehya Fleming	North Bay, Canada	2026-10-05
Cynthia Brandt	Toronto, Canada	2026-10-05
Clare Gale	North Bay, Canada	2026-10-05
Pamela Campbell	Toronto, Canada	2026-10-05
Marion Rueger	London, Canada	2026-10-05
Deb Johnston	Parry Sound, Canada	2026-10-05
Savannah Swas	Toronto, Canada	2026-10-05
Lyric Aitkens	Windsor, Canada	2026-10-05
Laurie Forbes	Nelson, Canada	2026-10-05
Aya Chalhoub	Toronto, Canada	2026-10-05
Veronica O	Toronto, Canada	2026-10-05
mark klarenbach	Edmonton, Canada	2026-10-05
Denise Exler	Seguin, Canada	2026-10-05
Mala Raman	Seguin, Canada	2026-10-06

Name	Location	Signed On
Ashna Raman	Toronto, Canada	2026-10-06
KRISTOPHER ZEE	Toronto, Canada	2026-10-06
Shobha Mehta	Toronto, Canada	2026-10-06
Delaram Basiri	Toronto, Canada	2026-10-06
Sam Lem	Toronto, Canada	2026-10-06
Sam Ruscica	Toronto, Canada	2026-10-06
Thea Barnhart	Tiny, Canada	2026-10-06
Stephen John Courtney	Seguin, Canada	2026-10-06
Maya Raman	Downsview, Canada	2026-10-06
Eunice Moore	Wasaga Beach, Canada	2026-10-07
Margaret Keene	Toronto, Canada	2026-10-07
Tom Prins	Burlington, Canada	2026-10-07
Jorja brandt	Toronto, Canada	2026-10-07
Elisa Prina	Burlington, Canada	2026-10-07
Julie Colvig	Phoenix, Arizona, United States	2026-10-07
Cate brandt	Toronto, Canada	2026-10-07
Isabella Arnold	Toronto, Canada	2026-10-07
Bobbi-lee Churly	Beaverton, Canada	2026-10-08
Rose Marcello	Woodbridge, Canada	2026-10-08
Mark Mittag	Oshawa, Canada	2026-10-08
Joanie Purcell	Beaverton, Canada	2026-10-08

Name	Location	Signed On
Spencer Davies	Toronto, Canada	2026-10-08
Kyle Hughson	Elmvale, Canada	2026-10-08
Jennie Severinac	Brampton, Canada	2026-10-08
Kurtis Haupt	Barrie, Canada	2026-10-09
Cailyn guo	toronto, Canada	2026-10-09
Kiera Foster	Toronto, Canada	2026-10-09
Jack Jansen	Toronto, Canada	2026-10-09
Kayla Candido	Vaughan, Canada	2026-10-09
Sam Stevens	Toronto, Canada	2026-10-09
Ellie Colvig	Phoenix, Arizona, United States	2026-10-09
Haydon colvig	Phoenix, Arizona, United States	2026-10-09
Landon Colvig	Ashburn, Virginia, United States	2026-10-09
Madeline Massaro	Windsor, Canada	2026-10-09
Lilah Brandt	Toronto, Canada	2026-10-09
Lucas prins	Ottawa, Canada	2026-10-09
Mari lehoux	Ottawa, Canada	2026-10-09
Madison Crawford	Rosseau, Canada	2026-10-09
Naomi Whittington	Kingston, Canada	2026-10-09
Seth Yates	Toronto, Canada	2026-10-09
Jasmine Wahrhaftig	Toronto, Canada	2026-10-09
Lexi B-M.	Scarborough, Canada	2026-10-09

Name	Location	Signed On
Julia Love	Hamilton, Canada	2026-10-09
Isabel Talmage	Toronto, Canada	2026-10-09
Graham Henry	Toronto, Canada	2026-10-09
Rory Biasin	Ottawa, Canada	2026-10-09
Steven Dimitroff	Seguin, Canada	2026-10-09
Kayla Proulx	Guelph, Canada	2026-10-09
James Gordon	Toronto, Canada	2026-10-09
Emily Mittag	Oshawa, Canada	2026-10-09
James Key	Ajax, Canada	2026-10-09
Winnie Brandt	Halifax, Canada	2026-10-09
Emma Massaro	Woodbridge, Canada	2026-10-09
Emma Harris	Toronto, Canada	2026-10-09
Abbey Whittington	Toronto, Canada	2026-10-09
Miles Cooper	Toronto, Canada	2026-10-09
Nicola S	Toronto, Canada	2026-10-09
Austin Cooper	Toronto, Canada	2026-10-09
Melissa Patterson	Toronto, Canada	2026-10-09
Amanda Brandt	Pickering, Canada	2026-10-09
Lily Lacey	Toronto, Canada	2026-10-09
Kat Balint	Toronto, Canada	2026-10-09
Mitchell Jamieson	Ontario, Canada	2026-10-09

Name	Location	Signed On
Lucas Bova	Woodbridge, Canada	2026-10-09
Avery Williams	Pickering, Canada	2026-10-09
charlie key	Toronto, Canada	2026-10-09
Cristian forgione	Maple, Canada	2026-10-09
Suzi Monastero	Maple, Canada	2026-10-09
Aidan Cecchetto	woodbridge, Canada	2026-10-09
Carlo Savinetti	Thornhill, Canada	2026-10-09
Kira bath	Toronto, Canada	2026-10-09
Michelle Montanari	Nobleton, Canada	2026-10-09
Marlo Milstone	Toronto, Canada	2026-10-09
Shakeme sampson	Ajax, Canada	2026-10-09
Tiziana savinetti	Thornhill, Canada	2026-10-09
Laura Agresti	Ajax, Canada	2026-10-09
Noah Theo	Ajax, Canada	2026-10-09
Julia Savinetti	Richmond Hill, Canada	2026-10-09
Jacq Sant	Thornhill, Canada	2026-10-09
Daniela Savinetti	Toronto, Canada	2026-10-09
Yvonne Agresti	North York, Canada	2026-10-09
Pat Ciardullo	North York, Canada	2026-10-09
Marcello DiFabio	Downsview, Canada	2026-10-09
Jules Cecchetto	Woodbridge, Canada	2026-10-09

Name	Location	Signed On
Olivia Legere	Thornhill, Canada	2026-10-09
Matt B	Scarborough, Canada	2026-10-09
Shelley Dempsey	Toronto, Canada	2026-10-09
Taline Ichkhanian	Richmond Hill, Canada	2026-10-09
Alessia L	Vaughan, Canada	2026-10-09
Christian Galati	Richmond Hill, Canada	2026-10-09
Levon ichkhanian	Richmond Hill, Canada	2026-10-09
Christina MaxNeil	Vaughan, Canada	2026-10-09
Caterina Ichkhanian	Barrie, Canada	2026-10-09
Calista a.	Richmond Hill, Canada	2026-10-09
Megan Whittington	Waterdown, Canada	2026-10-09
Sandra U.	Markham, Canada	2026-10-09
Matthew Savinetti	Maple, Canada	2026-10-09
Meg Botelho	Toronto, Canada	2026-10-09
Mason ribau	Barrie, Canada	2026-10-09
Lauren Ianni	Toronto, Canada	2026-10-09
Caroline Hammond	Mississauga, Canada	2026-10-09
Juana Lepelli	Toronto, Canada	2026-10-09
Lauren Di Fabio	Downsview, Canada	2026-10-09
Aidan matier	Ajax, Canada	2026-10-09
Mara L	Toronto, Canada	2026-10-09

Name	Location	Signed On
Katie Thompson	Barrie, Canada	2026-10-09
Kevin MacNeil	Newmarket, Canada	2026-10-09
Patricia Guido	Toronto, Canada	2026-10-09
Michelle doucette	Toronto, Canada	2026-10-09
Analiz Gallegos Balint	Toronto, Canada	2026-10-09
Liam boyes	Toronto, Canada	2026-10-09
Rick Savinetti	Richmond Hill, Canada	2026-10-09
Alyssa Mariani	Toronto, Canada	2026-10-09
Nate Smith	Toronto, Canada	2026-10-09
Floreana M	Toronto, Canada	2026-10-09
Abigail Cooper	Toronto, Canada	2026-10-09
Sara Abdi	Bolton, Canada	2026-10-09
Taylor Cox	Mississauga, Canada	2026-10-09
Marisa Stante	Downsview, Canada	2026-10-09
Sydona Litman	Dartmouth, Canada	2026-10-09
JP Lombardo	Toronto, Canada	2026-10-09
Joey Faircloth	Toronto, Canada	2026-10-09
Michael Cooper	Toronto, Canada	2026-10-09
Daryn McLean	Toronto, Canada	2026-10-09
Yvette Gutierrez	Glenview, Illinois, United States	2026-10-09
Richard Whittington	Waterdown, Canada	2026-10-09

Name	Location	Signed On
Jason key	Ajax, Canada	2026-10-09
Louise Smith	Toronto, Canada	2026-10-09
Tara Beardmore	Guelph, Canada	2026-10-09
Maria tass	Toronto, Canada	2026-10-09
Sarah Sirizzotti	Woodbridge, Canada	2026-10-09
Avery Bailey	Toronto, Canada	2026-10-09
Sydney Beardmore	Guelph, Canada	2026-10-09
Simone Gregory	Cumberland, Maryland, United States	2026-10-09
Lucas Todd	Toronto, Canada	2026-10-09
Lou Biasin	Toronto, Canada	2026-10-09
Logan Haupt	Seguin, Canada	2026-10-10
Sevan I	Thornhill, Canada	2026-10-10
Dolores Rotondo	Woodbridge, Canada	2026-10-10
Nayla Ferguson	Kleinburg, Canada	2026-10-10
Ryan Dimitroff	Toronto, Canada	2026-10-10
Brendan Links	Sarnia, Canada	2026-10-10
Hannah Prins	Burlington, Canada	2026-10-10
Alex Button	Guelph, Canada	2026-10-11
shirley swan	Birmingham, England, United Kingdom	2026-10-12
Carolyn Briggs	Mckellar Ontario, Canada	2026-10-12
Hlynur Georgsson	Oakville, Canada	2026-10-12

Name	Location	Signed On
Keith Kiepfer	Rosseau, Canada	2026-10-13
Kathryn Rabalais	Katy, Texas, United States	2026-10-14

Outlook

Fw: Township of See Our Upcoming EVENTS

From info <info@seguin.ca>
Date Thu 10/15/2026 8:35 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: October 15, 2026 7:01 AM
To: info <info@seguin.ca>
Subject: Township of See Our Upcoming EVENTS




2026
OCTOBER
SUN MON TUE WED THU FRI SAT
1 2 3
4 5 6 7 8 9 10
11 12 13 14 15 16 17
18 19 20 21 22 23 24
25 26 27 28 29 30 31
Trades & Apprenticeship Expo
Small Business Week Event
2026
NOVEMBER
SUN MON TUE WED THU FRI SAT
1 2 3 4 5 6 7
8 9 10 11 12 13 14
15 16 17 18 19 20 21
22 23 24 25 26 27 28
29 30
Business over Breakfast
Scroll to Learn More!



Explore Your Future at the Trades & Apprenticeship Expo

Curious about a career in the skilled trades or ready to take the next step? Visit the Trades & Apprenticeship Expo to meet local employers, ask questions about apprenticeships, and learn about available supports and financial assistance.

Tuesday, October 20, 2026 | 4:30–6:00 p.m.
Charles W. Stockey Centre, 2 Bay Street, Parry Sound

Whether you're exploring your options or looking to connect with a potential employer, this is a chance to learn what opportunities are available locally.

For more information, contact Julia Lonsdale at julia.lonsdale@sm.ymca.ca or Morgan Oickle at morgan.oickle@sm.ymca.ca.



Parry Sound Area

SMALL BUSINESS WEEK EVENT

Breakfast & Business Connections

Featuring keynote: Built to last: Future-proofing your business

Business Resource Expo

Speak directly with organizations for info on funding & resources

Networking

with local entrepreneurs & members of the business community

Keynote

building stronger, steadier businesses prepared to navigate today's challenges

featuring Rick Harris of Workboot Consulting

October 22, 2026 Stockey Centre 8:30am - 11:30am

Register Here for Free



Event brought to you by:

Register Now

Small Business Week Event: Future Proofing Your Business

How to Develop, Adapt & Build for Long-Term Success

Running a business isn't getting any easier. Costs are rising, hiring is harder, customer expectations are changing, and technology is moving faster than ever. So how do you make sure your business isn't just surviving today — but is ready for whatever comes next?

Join for a practical and engaging Small Business Week event focused on helping local businesses become more resilient, efficient and ready for the future.

Keynote Speaker: Rick Harris
Workboot Consulting
Rick will share practical strategies that business owners can put to work immediately, covering topics including:

- **Reducing owner dependency and building stronger teams**
- **Creating simple systems that save time and improve efficiency**
- **Protecting profitability in a challenging economy**
- **Improving communication, accountability and customer experience**
- **Using technology and AI strategically — without wasting time or money**
- **Building a business that can adapt, grow and remain competitive**

This isn't about corporate theory or complicated business jargon. It's about real-world ideas, practical tips and actionable strategies for the challenges small businesses are facing today.

Light breakfast included
Lots of networking opportunities
Local Business Support Trade Show — connect with organizations and resources that can help your business
Interactive discussion and practical takeaways

Whether you're a long-time business owner, entrepreneur, family-run business, contractor, tradesperson or service provider, you'll leave with new ideas you can put into action right away.

Thursday, October 22, 2026
8:30–11:30 a.m.
Charles W. Stockey Centre, Parry Sound

Brought to you by:
Parry Sound Area Chamber of Commerce
The Business Centre
Parry Sound Area Community Business & Development Centre
The Labour Market Group
IION
YMCA of Simcoe/Muskoka
Parry Sound Downtown Business Association

Join us as we bring our local business community together for a morning of learning, connecting and preparing for what's next.

Registration required



Register Now

Business Over Breakfast at McDonald's

Start your day with coffee, conversation, and connections at our next Business Over Breakfast networking event!

Join us atMcDonald's Parry Sound for a relaxed morning of networking with fellow members of the local business community. Business Over Breakfast is a great opportunity to make new connections, catch up with familiar faces, and build relationships before the workday begins.

Thursday, November 5th
8:30 AM – 9:30 AM
McDonald's Parry Sound
118 Bowes St, Parry Sound

Open to Chamber Members, invited guests, Board Members, and Advisory Board Members.

We look forward to seeing you there for another great morning of networking and connection!

Registration Required



Join the Chamber: Chamber Benefits

Outlook

Fw: Township of Protect What Matters Most

From info <info@seguin.ca>
Date Mon 10/19/2026 8:48 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: October 19, 2026 12:00 AM
To: info <info@seguin.ca>
Subject: Township of Protect What Matters Most

WEST PARRY SOUND HEALTH CENTRE FOUNDATION

IG WEALTH MANAGEMENT

The West Parry Sound Health Centre Foundation
Warmly Extends an Invitation to You for an

Estate & Inheritance Planning Information Session

Tuesday, October 27th
5:30 PM – 6:30 PM

Lakeland Celebration Room
Lakeland Entrance
West Parry Sound Health Centre
6 Albert Street

Free Parking Available

Speakers Presenting

Estate & Inheritance Planning
Barb Kerr, CFP®, TEP, CFDS, RRC®
Senior Wealth Advisor
IG Wealth Management Inc., Mutual Fund Division

Wills, Estate Planning & Inheritance Precautions
Joyce W. Faria, B.A., J.D.
Oldham Law Firm
A Professional Corporation

Also attending:
Brandy Harris-Green, CPA of Gingrich Harris Copeland, Chartered Professional Accountants

Topics we'll be covering:

- Should Assets Be Changed to Joint Ownership?
- Tax Planning vs Probate Planning
- Tax Savings with Charitable Giving
- Pitfalls to Avoid

Contact the Foundation Office to reserve your spot.
705-746-4540 ext 3347
foundation@wpshc.com

Seating is limited. There is no cost.

Trademarks, including IG Wealth Management, are owned by IGM Financial Inc. and licensed to subsidiary corporations.
Views of guest speakers may not be shared by IG Wealth Management.

Email Now

Join the Chamber: Chamber Benefits

Outlook

Fw: Township of Working at Heights Training in Parry Sound

From info <info@seguin.ca>
Date Thu 10/22/2026 8:41 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: October 22, 2026 7:00 AM
To: info <info@seguin.ca>
Subject: Township of Working at Heights Training in Parry Sound



Working at Heights Training- Parry Sound

Local Training Opportunity for Builders, Contractors & Trades Professionals. Canadore College, in partnership with Great North Building Supplies, is offering Working at Heights training in Parry Sound on Wednesday, November 18, 2026. Whether you're looking to certify new employees or renew existing qualifications, this local training opportunity makes it easier for businesses and trades professionals to access essential workplace safety training without travelling outside the community.

Training Details

- Date: Wednesday, November 18, 2026
- Time: 8:00 a.m. – 5:00 p.m.
- Location: Great North Building Supplies, 89 N Tudhope St, Parry Sound
- Cost: $250 + HST per person
- Training Options: Full certification and recertification

A Little Extra for Participants!

In addition to the training, attendees can enjoy:

- Light refreshments provided during the day.
- Special equipment discounts available through Great North Building Supplies.

It's a great opportunity to complete essential safety training, explore equipment savings, and connect with other local trades professionals.

Invest in Your Team's Safety & Skills

Keeping workplace safety certifications current is an important part of maintaining a safe, qualified workforce. Opportunities like this help local employers provide their teams with the training they need while saving time and travel costs.

Have employees who need training or recertification? Share this opportunity with your team and make plans to attend.

Register Now

Municipality of Grey Highlands | The place for all seasons

October 07, 2026

Premier Ford
Legislative Building
Queen's Park
Toronto ON M7A 1A1

Sent via email

To whom it may concern:

Re: 2026-673

Please be advised that the following resolution was passed at the October 07, 2026 meeting of the Council of the Municipality of Grey Highlands.

> **2026-673**
> **That Council receive the North Glengarry - Request for the Province to expand financial commitment to all Municipalities for a province wide approach to public safety for information; and**
> **That Council of the Municipality of Grey Highlands 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 wellbeing of all Ontarians; and**
> **That this resolution be sent to the following: Premier Doug Ford, Minister of Transportation, Minister of Finance, AMO, ROMA, and All Municipalities in Ontario.**
> **CARRIED.**

If you require anything further, please contact this office.

Sincerely,

Amanda Fines-Vanalstine

Amanda Fines-VanAlstine
Municipal Clerk
Municipality of Grey Highlands

cc. Minister of Transportation, Minister of Finance, AMO, ROMA and all Municipalities

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

CARRIED **DEFEATED** **DEFERRED**

[redacted]

MAYOR / DEPUTY MAYOR

	YEA	NEA
Deputy Mayor: Carma Williams	___	___
Councillor: Jacques Massie	___	___
Councillor: Brian Caddell	___	___
Councillor: Jeff Manley	___	___
Councillor: Michael Madden	___	___
Councillor: Gary Martin	___	___
Mayor: Jamie MacDonald	___	___

The Town Of
PLYMPTON-WYOMING

Date: 14 October 2026 **8**

Moved By: Councillor Mike Vasey

Seconded By: Councillor Bob Woolvett

That Council support correspondence item 'b' from the City of Hamilton regarding the Expansion of Ontario's Deposit Return Program.

✓		
Carried	Defeated	Deferred

	Yay	Nay
Gary L. Atkinson		
Netty McEwen		
Alex Boughen		
Kristen Rodrigues		
John van Klaveren		
Mike Vasey		
Bob Woolvett		

THE CORPORATION OF THE TOWN OF

GANANOQUE

Canadian Gateway to the 1000 Islands

14 October 2026

The Municipal Councils of Ontario

Request for Endorsement - Declaration Against Religious Violence

Colleagues,

I write to you today knowing that we are all aware of the horrible trend of religiously based violence in Canada over the last few years in which people of many faiths and their places worship have been targeted. In light of this, and following recent tragic events at the Sons of Jacob synagogue in Belleville I drafted, put forward and signed the attached Declaration Against Religious Violence at the October 7th meeting of the Council of the Corporation of the Town of Gananoque.

As a 30-year veteran of the Canadian Forces with service all across Canada, in Europe, as a UN Peacekeeper in the Middle East, and service in Afghanistan, I have witnessed what happens when intolerance and "othering" are allowed to take root and grow.

I believe that the importance of publicly stating the fundamental principles for which we stand, that we refuse to compromise and will defend, and the kinds of behaviour we oppose and will stand against, cannot be overstated. Central to this is the defence of the fundamental principle that all persons are equal and share the same fundamental rights and dignity as persons.

Therefore, and on behalf of the Council of Gananoque, we invite you to join us by endorsing the attached Declaration Against Religious Violence and ask if you would please forward to us a copy of your endorsement with cc Minister Graham McGregor, Minister of Citizenship and Multiculturalism of the Province of Ontario.

Thank you for your consideration,

John S. Beddows

John S. Beddows, CD1, MPA
Mayor
The Corporation of the Town of Gananoque
30 King St. E., Gananoque ON, K7G 1E9
613-382-2149 Ext. 1119
Fax: 613-382-8587

THE CORPORATION OF THE TOWN OF

GANANOQUE

Canadian Gateway to the 1000 Islands

CC

Minister Graham McGregor
Minister of Citizenship and Multiculturalism
14th Floor
56 Wellesley St. W
Toronto, ON M7A 2E7
graham.mcgregor@ontario.ca

MPP Steve Clark
Leeds–Grenville–Thousand Islands and Rideau Lakes
9 Broad St., Unit 305
Brockville, ON K6V 6Z4
steve.clark@pc.ola.org

THE CORPORATION OF THE TOWN OF

GANANOQUE

Canadian Gateway to the 1000 Islands

Declaration

In light of, and having reflected on the tragic trend of religiously based violence in Canada over the last few years in which people of many faiths and their places worship have been targeted, I am writing today as the Mayor of Gananoque to publicly articulate a simple message of what I believe we stand for in our Town, and what we stand against.

Here in Gananoque we stand for community, understanding, communication, caring, supporting our neighbours, courtesy, kindness, the value of hard work, the fact that respect must be earned by the way we comport ourselves and conduct our lives as individuals and a simple and unshakable belief that a stranger is a friend you haven't met yet.

We believe that all people share, at core, the same hopes and aspirations. We all want our children to be able to attend school, move freely, live, play and congregate without fear or concern. We want our children to have the same opportunities or better ones than we had to grow, learn, love, laugh, experience, travel, work and succeed on their own terms and as they define success. We all want security of place, security from hunger, security of our persons and security of our property. We believe in building bridges, not fences. We believe in the power of debate, that facts matter, and of understanding. We believe in providing help to those who need it and in doing our best to ensure that everyone has a place to find help, warmth and hope when they need it, without judgement.

We believe that faith is a personal choice and that the individual and collective quest for truth brings hope and light into a world which need them very badly.

We assert and we will stand and defend the fundamental principle that all persons are equal and share the same fundamental rights and dignity as persons.

The other side of the coin. Here is what Gananoque stands against.

We stand against "othering". We stand against the objectification of people. We stand against any person or group that denies that all persons are equal in rights, dignity and freedoms. We stand against any person or group that seeks to use or that uses violence or intimidation as tools to target persons or groups or to try to change our society, our way of life and who we are as Canadians.

Here in Gananoque when a neighbour's house is on fire, we run towards the flames and not away. This will not change.

Hate has no home here.

Signed and dated this 7th day of October, 2026.

John S. Beddows, Mayor

CORPORATION OF THE TOWNSHIP OF MCKELLAR

DATE: October 20, 2026

RESOLUTION No. 26-426
AGENDA ITEM No. 20.1.

Moved by: Debbie Zulak

Seconded by:

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

AND WHEREAS the Township of McKellar Library serves the residents of the Township of McKellar and surrounding communities;

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 Corporation of the Township of McKellar does hereby fully support the Village of Burk's Falls petition to 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.

Carried ✓ Defeated_____ Deferred_____

David Moore, Mayor

DIVISION VOTE

	YEA	NAY	ABSTAIN	ABSENT
Councillor Morley Haskim	___	___	___	___
Councillor Mike Kekkonen	___	___	___	___
Councillor Nick Ryeland	___	___	___	___
Councillor Debbie Zulak	___	___	___	___
Mayor David Moore	___	___	___	___

The Municipality of the

VILLAGE OF BURK'S FALLS

Moved By: RB Date: September 15, 2026

Seconded By: NK Resolution # 2026-256

Be it resolved;

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 Village of Burk's Fall 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 Village of Burk's Falls contribution to library services has increased from $11,788.00 in 2001 to $64,738 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 Village of Burk's Falls 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.

Recorded Vote requested by: _____

Ryan Baptiste	*for / opposed*
Ashley Brandt	*for / opposed*
Sean Cotton	*for / opposed*
Chris Hope	*for / opposed*
Nancy Kyte	*for / opposed*

Carried *Defeated* *Deferred*

Pecuniary Interest declared by:

_____

_____

Mayor

The Corporation of the Town of Cobourg

Resolution

Peter Bethlenfalvy
Minister of Finance
Frost Building South, 7th Floor
7 Queen's Park Crescent
Toronto, ON M7A 1Y7

Town of Cobourg

55 King Street West,
Cobourg, ON, K9A 2M2

Sent via email
peter.bethlenfalvy@pc.ola.org

clerk@cobourg.ca
October 21, 2026

RE: Correspondence received from Municipal Finance Officers Association of Ontario (MFOA) regarding municipalities' support for the permanent doubling of the Ontario Community Infrastructure Fund (OCIF)

Please be advised that the Town of Cobourg Council, at its meeting held on September 23, 2026, passed the following resolution:

Correspondence received from Municipal Finance Officers Association of Ontario (MFOA) regarding municipalities' support for the permanent doubling of the Ontario Community Infrastructure Fund (OCIF)

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

The Corporation of the Town of Cobourg

Resolution

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 Council support the 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; and

FURTHER THAT this resolution be circulated to all appropriate Provincial representatives, including relevant Ministers, Members of Provincial Parliament (MPPs), and Provincial agencies, as applicable; and

FURTHER THAT this resolution be distributed to all municipalities in Ontario for their information and consideration.

Sincerely,

Laryssa McGlashon

Laryssa McGlashon
Council and Committee Coordinator

CC: rob.flack@pc.ola.org; todd.mccarthy@pc.ola.org; david.piccini@pc.ola.org; amo@amo.on.ca; info@mfoa.on.ca; all Ontario municipalities

View this email in your browser





Artist Bert Liverance designed this **unique** shirt featuring the iconic eastern foxsnake for the Biosphere, with 100% of the proceeds donated to our charity!

Arriving in November, it is perfect for holiday gifts. Pre-order by October 31st!

Pre-Order Now!

This Amazing Shirt Is:

- Long-sleeved, crew neck
- Moisture-wicking
- Snag resistant
- 50+ UV protection
- Unisex

Free local Parry Sound pick-up, and shipping available across Canada and the USA.

Only $75 inclusive of taxes.



Meet the Artist

Award winning artist Bert Liverance's focus is oil and watercolour paintings. Bold compositions and vibrant colours are his trademark style. A long-time cottager on Georgian Bay, Bert is inspired by local species, especially flowers. He loves celebrating their beauty and grace and preserving it on canvas and paper.

Thank you Bert for donating this extra-special design, and showcasing just how beautiful this threatened species is.



Months of Designing!



With the help of many foxsnake pictures, Bert spent months perfecting the foxsnake design and working with manufacturers to ensure the shirt is of top quality, realistically portraying the snake!

Pre-Order Now!

By purchasing this shirt you are supporting our programs, including those that support species at risk like the foxsnake! Thank you! 💚

Georgian Bay Biosphere is recognized by the United Nations Educational, Scientific and Cultural Organization (UNESCO) as one of 19 World Biospheres in Canada. GBB promotes community projects which advance conservation of biodiversity, sustainable development, and research and monitoring.

WE ARE A REGISTERED CANADIAN CHARITY: # 87100 1335 RR 001

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Our mailing address is:
PO Box 662, Parry Sound, ON
P2A 2Z1 Canada

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