



The Corporation of the Township of Seguin
Draft Minutes of a Regular Meeting of Council
held on Monday, October 5th, 2026 at 2:30 p.m.
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

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

Approval of Agenda.

After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda with the following additions/changes. Addition to 06. Staff Reports item a) Report No. PL-2026-100, Official Plan Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application No. B-2026-09/10/11-H (Maple Leaf Marinas) of correspondence from the Lake Joseph North Association. Addition to item 10. Correspondence of correspondence from the following people related to the proposed Sudbury-Barrie Transmission Line: Mary Richardson, Nicole Mailloux & Brian Hindley, Brenda & Rich Ulbikas, George & Jocelyn Johnston, Don & Sue Morton, Kimberly Danielson & Georg Bjarnason, John & Denise Exler, Cynthia & Matthew Brandt, Joan & Joe Martino, Rob Cribbie, Kerry Mueller, Nicole & Rayner Haupt, Kevin Doe, Ed & Bernie Fothergill, Lillian & Peter Links, Kira, Matt, Luke & Eleanor Chandler, Brendan Links, Nathan Links and Dannah & Alex Button, Peter & Teresa Dennys, Allen Zee, Bruce, Wendy, Jennifer, Ryan, Kyle & Nicole Newton, Mark Gosselin, Christine Hughes, Tyler Gosselin, Rudy Gosselin & Mielle Gosselin.

Disclosure of Pecuniary Interest.

Mayor MacDiarmid requested that any disclosures of conflict of interest/pecuniary interest be declared for the record. Councillor Terry Fellner declared a possible conflict of interest/pecuniary interest related to Council agenda item 06. Report No. PL-2026-105, Pre-Servicing and Model Home Agreements (The Nest).

The following resolutions were considered.

Resolution No. 2026-258

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“THAT the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular and Closed Session Meetings of Council held September 21st, 2026 as circulated.”.

CARRIED

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

- Shore Road Allowance Application No. RAS-2026-0004-F (Brooks). Otter Lake. By-law No. 2026-085.

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

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

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

No verbal in-person submissions were received.

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

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

Resolution No. 2026-259

Moved by: Councillor Gail Finson

Seconded by: Councillor Greg Getty

“THAT By-law No. 2026-085, Being a By-law to sell part of an original shore road allowance, Application No. RAS-2026-0004-F (Brooks), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2026-260

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 Staff Reports as presented on the Agenda for the October 5th meeting of Council.

Planning:

- Report No. PL-2026-102, Shore Road Allowance Application No. RAS-2026-0004-F (Brooks).
- Report No. PL-2026-100, Official Plan Application No. OPA-2026-0001-H, Zoning By-law Amendment Application No. R-2026-0014-H and Consent Application No. B-2026-09/10/11-H (Maple Leaf Marinas).
- Report No. PL-2026-105, Pre-Servicing and Model Home Agreements (The Nest).”.

CARRIED

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.”.

Councillor Fellner moved that the motion be deferred pending a staff review of additional restrictions related to site alteration. Councillor Getty seconded the motion to defer. The motion to defer was carried.

DEFERRED

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.”.

Councillor Fellner moved that the motion be deferred pending a staff review of additional restrictions related to site alteration. Councillor Getty seconded the motion to defer. The motion to defer was carried.

DEFERRED

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.”.

Councillor Fellner moved that the motion be deferred pending a staff review of additional restrictions related to site alteration. Councillor Getty seconded the motion to defer. The motion to defer was carried.

DEFERRED

Councillor Fellner declared a possible conflict of interest/pecuniary interest related to the next matter and vacated the Chambers at this time.

Resolution No. 2026-264

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“THAT By-law No. 2026-090, Being a By-law to authorize the execution of a Pre-Servicing Agreement and a Model Home Agreement between Hall Homes (The Nest) Inc. and The Corporation of the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Councillor Fellner returned to his seat at this time.

Council considered correspondence from Canadore College in response to a resolution of Council supporting the Town of Parry Sound Council's efforts to acquire the Parry Sound Campus of Canadore College as the College has advised they are closing the Campus. The correspondence was received as information.

Council considered an invitation to Discover Tamarack North. The invitation was received as information.

Resolution No. 2026-265

Moved by: Councillor Ken Adams

Seconded by: Councillor Gail Finnson

"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 reasons for people living in their cottages, and

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

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

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

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin 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.".

CARRIED

Council considered correspondence from the Municipality of McDougall advising of McDougall Council appointments to the Hydro Corridor Municipal Task Force. The correspondence was received as information.

Council considered correspondence from Bill McMillan about litter around the Petro Canada & Tim Hortons area at Exit 214 on Hwy #400. Council directed staff to contact the business and property owners (Petro-Canada, Tim Hortons, barBURRITO) about litter around the area of the businesses and request they clean up the litter and keep the area litter free. Councillor Adams was directed to advise Bill McMillan of the Council discussion and direction.

Council considered an invitation from the Festival of Authors to the 2026 Festival of Authors Event. Members of Council wishing to attend the event are to RSVP directly to the organizers.

Resolution No. 2026-266

Moved by: Councillor Greg Getty

Seconded by: Councillor Gail Finnson

"THAT the Council of The Corporation of the Township of Seguin does hereby support Motion 367-2026 of the Council of The Municipality of South Huron (copy attached as Schedule "A") related to the Ontario Provincial Police and municipal policing costs.

AND THAT a copy of this resolution be sent to the Premier of Ontario; the Solicitor General; the Minister of Municipal Affairs and Housing; Parry Sound-Muskoka MPP Graydon Smith; the Association of Municipalities of Ontario; the Rural Ontario Municipal Association; and the Municipality of South Huron.".

CARRIED

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

Resolution No. 2026-267

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 & Addendum for the October 5th, 2026 Meeting of Council.".

CARRIED

Resolution No. 2026-268

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

"THAT the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 3:27 p.m. in order to address matters pertaining to:

- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, related to:
 - The Parry Sound Area Municipal Airport."

CARRIED

Resolution No. 2026-269

Moved by: Councillor Greg Getty

Seconded by: Councillor Gail Finnson

"THAT the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 3:42 p.m."

CARRIED

Resolution No. 2026-270

Moved by: Councillor Ken Adams

Seconded by: Councillor Gail Finnson

"THAT By-law No. 2026-089, 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. 2026-271

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 3:44 p.m. to meet again on Monday, October 19th, 2026 or at the call of the Mayor."

CARRIED

**Ann MacDiarmid,
Mayor**

**Craig Jeffery,
Clerk**