The Corporation of the Township of Seguin

Addendum

Council Meeting Monday, November 2nd, 2026
in the Township of Seguin Council Chambers
and Electronic Participation

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05. Public Meeting:

- Addition to item 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) of correspondence from Hydro One Networks Inc., Luther & Serene Tsai, the Lake Joseph North Association, Tammy Lea Copeman & family and Martin Chepesiuk.

07. Staff Reports:

- Addition to item a) Report No. PL-2026-103, Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.) of correspondence from John Jackson of John Jackson Planner Inc.

08. Business:

- Addition of item f) Notice of Motion - Concerning the construction of living quarters over water with a specific focus on encouraging design freedom and innovation while limiting the size and height of boat house structures. Requested by Mayor MacDiarmid.

Outlook

Seguin - Roll No. 4903-030-006-00400/00402/00403 - B-2026-022 to 32 and 035 to 042-F

From LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Date Mon 10/26/2026 5:25 PM
To Kara Midzain <kmidzain@seguin.ca>

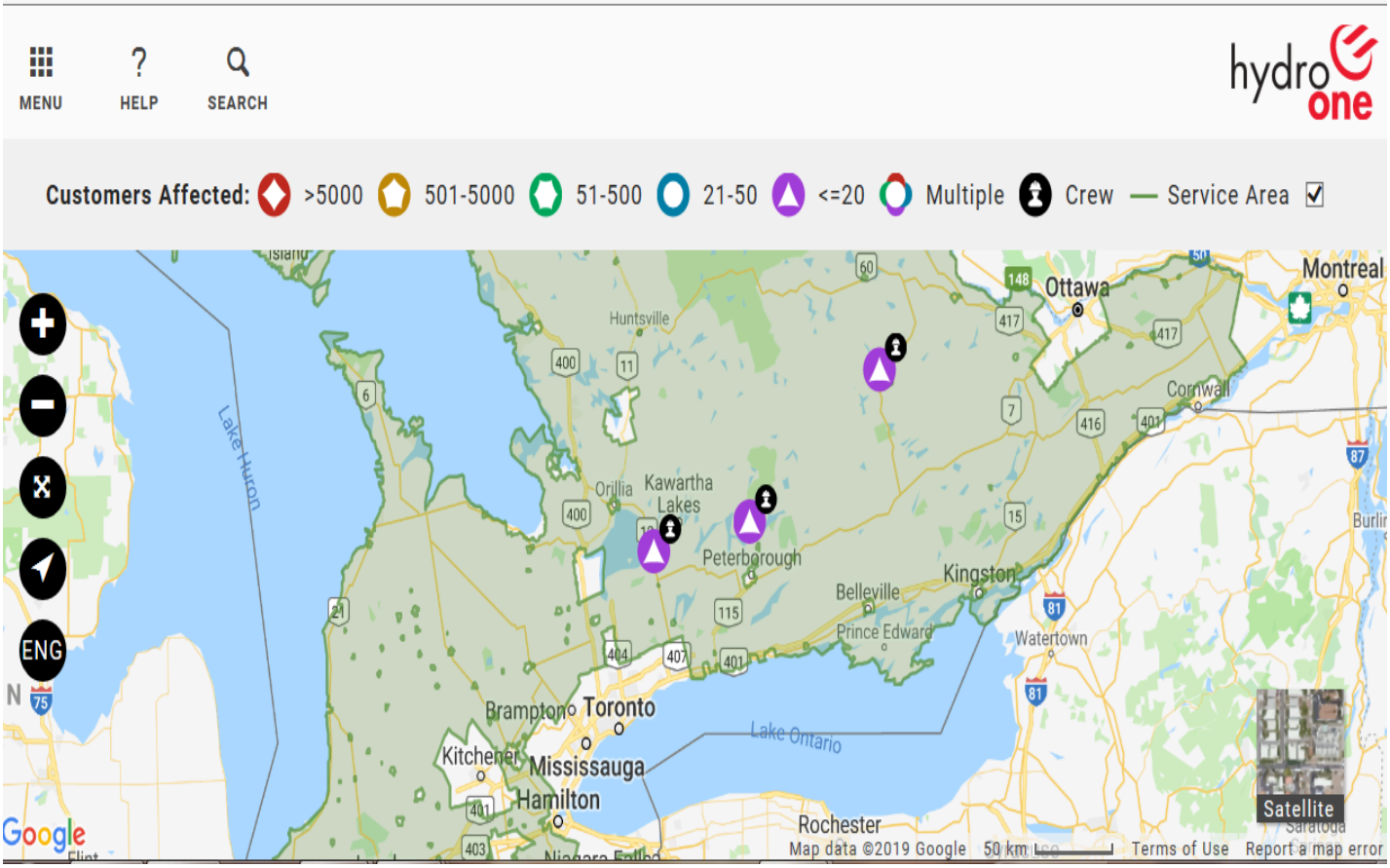
Hello,

We are in receipt of your Application for Consent, B-2026-022 to 32 and 035 to 042-F dated 2026-10-07. 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

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Outlook

Letter for Council and Seguin Planning Nov 2 Council Meeting

From Luther Tsai <>
Date Wed 2026-10-28 1:42 PM
To Kara Midzain <kmidzain@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>
Cc Adam Kozlowski <akozlowski@planscape.ca>; Serene PANG <>; Luther Tsai

1 attachment (99 KB)
SEGUIN TOWNSHIP THANK YOU LETTER.pdf;

You don't often get email from . Learn why this is important

Dear Kara, and Craig,

So grateful to Township and Planners for considering our application at the 2 Nov meeting. Could you please confirm if it is possible to give the attached to the Council and Planning Team for the meeting as a note of thanks from us, the Applicants?

All Best,
Luther & Serene

On Tue, Oct 27, 2026 at 9:51 AM Kara Midzain <kmidzain@seguin.ca> wrote:

> Good morning,
>
> Please find attached instructions on How to Participate in Public Meetings under the Planning Act held during Seguin Township Council Meetings.
>
> If you wish to participate virtually, please follow the instructions and register by 9:00 am on Friday, October 30th with Clerk's Department at **info@seguin.ca**.
>
> If you are participating virtually and you have any presentation materials, you will be able to screen share during the public meeting, however please also forward the presentation materials to the Planning Department at planning@seguin.ca so that they have a copy for the file.
>
> If you are attending the meeting in person, there is no need to register, however if you have any presentation materials you will need to forward those to **info@seguin.ca** by 9:00 am Friday, October 30th .
>
> **Applications being heard during the public meeting of the November 2nd Council Meeting:**
>
> **R-2026-0018-F & B-2026-022 to 32 & 035 to 042-F Tsai**

R-2026-0019-H & B-2026-0033-0034-H Rettie
RAS-2025-0006-F Sullivan (Otter Lake)

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

Dear Seguin Council and Planning Team,

Thank you so much for your continuous guidance over the years for this proposal that supports Seguin and the Province's vision for housing and sustainable rural residential communities.

Our objective is responsible rural growth that protects Seguin's natural environment while creating additional opportunities for housing, local business and community vitality.

An established residential community Carter's Landing just down the road provides adjacent context. It was created over 20 years ago and zoned Residential with lots of approximately one acre. In contrast, most proposed lots are more than four acres with the smallest being three acres exceeding the stated Rural Residential standards of two acres and 90 metres of frontage. The Proposal's substantially lower-density offers additional housing choice while maintaining a spacious rural character.

1. Why This Proposal Supports Seguin
Ontario's *Provincial Planning Statement, 2024*, Policy 2.6.1(c), permits residential development, including lot creation, on rural lands where site conditions are suitable for appropriate water and sewage services. Policy 2.6.2 supports development that can be sustained by rural service levels.

Seguin's Strategic Plan also identifies sustainable housing, long-term business opportunities, infrastructure and environmental stewardship as priorities.

The proposed lots can contribute to these objectives by:

- Providing opportunities for additional households to live in Seguin.
- Supporting local construction, trades, suppliers and property services.
- Expanding housing choice while maintaining a spacious rural residential character.
- Accommodating growth alongside environmental safeguards and appropriate servicing.

2. Protecting Otter Lake
We want to protect Otter Lake and our communities.
We also recognize that shoreline exceeds the distance pertaining to lake-capacity concern for our Rural Residential proposal.

3. Environmental Protection
The application identifies Environmental Protection zoning for identified lands and site plan control in the Environmental Impact Study which also addressed suitable building envelopes, access, along with recommended mitigation measures carried out by Bev Wicks of Riverstone Environmental Solutions and undertaken by the Township so a peer review would not be necessary.

4. Lot Creation and the Consent Process
The existing Official Plan includes Section B.12.1, Preferred Means of Land Division, and Section B.12.2.5, Rural and Resource Area — New Lots for Residential Purposes.

Section B.12.2.5 establishes the local framework for rural residential lot creation, including limits and criteria relating to parcel history, lot area, frontage and separation from certain sensitive lakes. Section B.12.1(c), concerning the preferred means of land division, has been addressed by the

Planning Team at Planscape under Stefan Sszczerbak and Adam Kozlowski, with Township Planning guidance. We are therefore, not pursuing subdivision as we understand that this proposal is appropriate and conforms to the consent process under Seguin's Official Plan process.

As Seguin responds to present and future housing needs, this proposal offers an opportunity to achieve responsible rural growth at a lower density than the nearby residential development, while supporting local economic activity and environmental stewardship.

Our Request to Council
We respectfully ask Council to assess the proposal through a balanced, evidence-based application of provincial policy, Seguin's planning framework and the technical studies.

It is a request for a fair, evidence-based assessment of how these eleven lots can meet Provincial Housing and Rural Residential policies to support Seguin's planning needs and contribute to the Township's future.

Sincerely,
Luther & Serene

Outlook

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

From info <info@seguin.ca>
Date Thu 10/29/2026 9:12 AM
To Andrea Spinney <aspinney@seguin.ca>

1 attachment (189 KB)
LJNA Letter to Council re Tsai 2026 11 02.pdf;

Township of Seguin
(705) 732-4300

From: Lake Joseph North Association <info@ljna.org>
Sent: October 28, 2026 9:29 PM
To: info <info@seguin.ca>
Cc: Terry Fellner <tfellner@hotmail.com>; Greg Getty <greggetty@seguin.ca>; Ann MacDiarmid <annmacdiarmid@seguin.ca>
Subject: Zoning By-Law Application: R-2026-0018-F - Consent Application: B-2026-022 to 32 & 035 to 042-F

Attn: Craig Jeffery, Clerk

In advance of Monday's Public Meeting, we are submitting the attached letter regarding the above listed application.
Thank you for considering our comments.
Respectfully submitted,

Nancy Cohen on behalf of the LJNA

President - Lake Joseph North Association

LJNA
Lake Joseph North
Association

LJNA
Lake Joseph North Association

October 27, 2026

By email to: The Corporation of the Township of Seguin

Attention: Mr. Craig Jeffrey, Clerk
Mayor Ann MacDiarmid
Township of Seguin Council Members

RE: **Zoning By-Law Application: R-2026-0018-F**
Consent Application: B-2026-022 to 32 & 035 to 042-F
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
Owner: REACH INTERNATIONAL INC., SL LEGACY INC., GOLDEN LOVENEST INC.

Dear Mayor and Members of Council:

We are writing on behalf of the Lake Joseph North Association to express opposition to this proposal as it stands. Our concerns are:

- **The proposal does not align with the OP:** The creation of 11 lots does not appear to align with Official Plan restrictions on the creation of new lots (specifically section B.12.1). We are also concerned about the alignment with the OP Objectives in A.2.5.2.
- **The proposal is precedent setting:** The LJNA is concerned that creation of a large number of lots outside of a settlement area would open the door to such requests throughout the township.
- **Protecting the environment:** The LJNA shares OLRA's concerns with respect to environmental stress on the Otter Lake watershed. It's not clear from the reports presented that the property is sufficiently far from Otter Lake and outside of the backlot area.

For decades, the LJNA has advocated for responsible land-use planning that balances new development with the preservation of the natural environment that makes Seguin Township a unique and valued place.

Please send notice of any future filings and proceedings on this matter to info@ljna.org.

Sincerely,



Nancy Cohen, President
On behalf of Lake Joseph North Association

Outlook

Fw: Proposed Subdivision in the woodlot near Otter Lake

From Craig Jeffery <cjeffery@seguin.ca>
Date Thu 10/29/2026 10:50 AM
To Taylor Elgie <telgie@seguin.ca>; Kara Midzain <kmidzain@seguin.ca>
Cc Andrea Spinney <aspinney@seguin.ca>

1 attachment (16 KB)
Letter to Seguin RE - Subdivisoon On Otter Lake Rd - OCt 28 2026.docx;

For the file and will be on the addendum.

From: T LeaCopeman
Sent: Thursday, October 29, 2026 10:44 AM
To: Ann MacDiarmid <annmacdiarmid@seguin.ca>; Kevin - ICE Copeman ; Mario Buszynski <mariobuszynski@seguin.ca>; Gail Finnson <gailfinnson@seguin.ca>; Greg Getty <greggetty@seguin.ca>; Terry Fellner <terryfellner@seguin.ca>; info@orourkeelectric.com <info@orourkeelectric.com>; northernrefractions@gmail.com <northernrefractions@gmail.com>; Craig Jeffery <cjeffery@seguin.ca>
Subject: Proposed Subdivision in the woodlot near Otter Lake

Hello everyone, my name is Tammy Lea Copeman. On behalf of myself and my family, please allow me to extend congratulations to you all in the recent municipal elections.

My husband and I own property on Otter Lake and have owned it for almost 15 years. My parents owned it before us, and my grandparents before that. I have been lucky to go there every year of my 51 years. We spend a lot of time there and enjoy recreational activities both on the lake and off.

I have attached a letter in response to the proposed subdivision off Otter Lake Road and Bradshaw Road.

Thank you for taking our comments and for the work you do. Good luck to you as we move forward with keeping Seguin beautiful for decades to come!

Tammy and family

From: Tammy Lea Copeman

To: Seguin Township

5 Humphrey Drive, Seguin, ON P2A 2W8

Re: Zoning By-Law Application R-2026-0018F

Consent Application: B-2026-002 to 32 & 035 to 042-F

Owner: REACH INTERNATIONAL INC., SL LEGACY INC., GOLDEN LOVENEST INC.

October 29, 2026

Attention Mr. Craig Jeffrey, Clerk, and Council,

My name is Tammy Lea Copeman. My husband and I have recently become aware of an application to create an 11-lot subdivision in a natural wooded area along Otter Lake Rd, near Otter Lake.

My family and I oppose this idea greatly. The environmental impacts are quite a concern. We frequently see wild turkeys, deer, grouse, ravens, pileated woodpeckers as well as, though a bit less frequently, bears and moose. This is of course in addition to all the other mammals, reptiles, birds, insects, and flora living there, that help keep the ecosystem healthy. A subdivision here would destroy vital habitat for all these creatures.

The health of the lake would surely be at risk if this subdivision were approved. Our lake is already considered to have “high sensitivity” in regard to lake trout and has also been deemed to be above its development and recreational capacity.

To us it would be more appropriate to locate a new subdivision in an existing settlement area. This would help minimize habitat loss and keep with the natural aesthetics that Seguin thrives on.

Previously, a similar situation was argued with the Rosseau Springs Applications. This application was found to not be in the public interest and does not support the objectives of the township. Council unanimously turned down the application, as we feel should be done here as well.

Respectfully,

Tammy Lea Copeman and family

Outlook

Fw: Zoning Application R-2026-0018-F

From info <info@seguin.ca>
Date Mon 11/2/2026 8:43 AM
To Planning <planning@seguin.ca>; Taylor Elgie <telgie@seguin.ca>; Andrea Spinney <aspinney@seguin.ca>; Craig Jeffery <cjeffery@seguin.ca>

Will be on the November 2nd addendum

Township of Seguin
(705) 732-4300

From: martin@chepesiuk.ca .
Sent: November 1, 2026 1:42 PM
To: info <info@seguin.ca>
Subject: Zoning Application R-2026-0018-F

You don't often get email from martin@chepesiuk.ca. Learn why this is important

Please note my opposition to the proposed rezoning of multiple lots in Concession V Lot 21. Over 36 years ago the Otter Lake Ratepayers Association was incorporated in order to campaign to reduce the density of the proposed development in this area (Carter's Landing), achieving a modest reduction in the number of lots and a promise to leave the back lots undeveloped. These are the lots that are now under consideration for more lot creation! The township at the time also promised to discourage back lot development that would impact the lake.
Otter Lake has already exceeded guideline recreational and environmental capacities. The proposed new back lots will lead to demand for water access to Otter Lake either at the Narrows where it is dangerous to launch due to traffic, or at the Marina where there is limited capacity. Despite what the environmental studies may state, 11 new septic systems will inevitably add nutrient loads to the watershed and may lead to leaching into the lake even though these new lots are more than 300 m from the lake. This area of Otter Lake already has a high density of lots due to the Carter's Landing development - Seguin should not promote more density in an already densely populated part of the lake. It should uphold the prior township promise to discourage back lots in this area. If this proposal is approved it will set a precedent for even more back lot development along Otter Lake and Bradshaw roads, with associated unsustainable demand for water access and associated nutrient loading into vulnerable Otter Lake.
Sincerely, Martin Chepesiuk

Outlook

Zoning By-law R-2026-0015-H

From John Jackson <jjplan@vianet.ca>
Date Wed 10/21/2026 2:08 PM
To Bradie Debes <bdebes@seguin.ca>
Cc Taylor Elgie <telgie@seguin.ca>; Jamie Steele <jamie@jscustombuilders.com>

Bradie,

If possible, I thought it may be helpful to provide a supplementary brief for council when considering the proposed boathouse by-law.

1. Background

It was understood that any departure from the boathouse regulations would be challenging. We greatly appreciate staff's candidness on this matter..

After discussions with the client, it was believed that a reasonable case could be made to propose an alternative design that would meet the relevant criteria.

2. Planning Justification

I prepared a planning report that carefully assessed the proposal from the fundamental perspective of preserving the objectives and character of waterfront shoreline structures.

The official plan describes character in the Waterfront and Shoreline Areas as:

"*limiting the density and intensity of development on the lakes in order to protect the visual qualities of lakes and protect the natural shoreline character.*"

Given the large amount of frontage, area and imperceptible design alterations, it is believed that there is no real character impact that would result.

The planning justification proceeded to undertake a thorough review of all relevant design criteria included in the official plan and zoning by-law.

The only criteria needing relief with respect to the proposed boathouse relate to the technical height provisions in the zoning by-law. These regulations need not be treated with such rigid sacrosanctness such that it would deny reasonable variations.

We would like to believe that this proposal complies with the general intent and purpose of the planning instruments.

3. Public Meeting

At the public meeting, there were no submissions against the proposed zoning amendment. There was one letter of support from the neighbouring property owner.

In addition, there was no opposition from the local ratepayers organization that typically oppose any significant changes to boathouse regulations.

Such absence of objections often supports the lack of impacts on planning proposals.

4. Staff Response

There does not appear to be any staff report to accompany the November 2 Council meeting except to conclude its same position:

"Staff have concerns regarding visual massing and character impacts with the proposed request. Staff have communicated these concerns with the applicant and agent.

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."

While there has been no planning analysis provided, it is respectfully submitted that the concerns over impact on character and building massing have been included in the application.

We do appreciate the draft zoning by-law for council's consideration.

The proposal will be a positive attribute to the property and the Township.

We are hopeful of a positive outcome.

Kind regards,

John Jackson

John Jackson Planner Inc.

1 Mall Drive, Unit#2

Parry Sound, ON

P2A 3A9

jjplan@vianet.ca

Phone: 705-746-5667

This e-mail contains information from the office of John Jackson Planner Inc. which may be confidential or privileged. This e-mail is intended initially for the information of only the person to whom it is addressed. Be aware that any disclosure, copying, distribution or use of the contents of this e-mail, without the consent of such person, is prohibited.



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Resolution No. 2026-_____

The Corporation of the Township of Seguin

Moved by _____

Seconded by _____ Date December 7th, 2026

WHEREAS the existing Seguin zoning bylaws governing waterfront structures do not sufficiently address modern architectural trends, environmental impacts, construction challenges or shoreline massing;

WHEREAS inconsistent density, height, construction materials and square footage limits have led to the Township limiting design freedom and innovation;

WHEREAS it is in the public interest to protect the visual, environmental and aesthetic integrity of our shorelines and waterways while providing property owners with clear construction boundaries of size (square footage) and height and width of over-water structures;

WHEREAS there is little of no incentive for property owners to choose to build additional accommodation away from shorelines and avoid living quarters being built over water;

THEREFORE BE IT RESOLVED THAT Council direct staff to review the current Official Plan and current bylaws concerning the construction of living quarters over water with a specific focus on encouraging design freedom and innovation while limiting the size and height of boat house structures;

BE IT FURTHER RESOLVED THAT staff consider offering property owners an incentive to build the same square footage living quarters away from shorelines within the lot coverage guidelines to avoid over water accommodations entirely;

BE IT FURTHER RESOLVED THAT staff consult with local environmental and engineering stakeholders to draft an updated "Boathouse Design Guide" that incorporates existing square footage and height and dark sky lighting guidelines while encouraging architectural innovation and creativity;

DRAFT

The Corporation of the Township of Seguin

BE IT FURTHER RESOLVED THAT this Resolution of Council be considered as part of the comprehensive Zoning By-law Amendment review process with recommended amendments to the Township's planning documents, and, if warranted, a complementary Boathouse Design Guide, following appropriate technical review and consultation.

DRAFT

DIVISION LIST	Yea	Nay	Absent	Abstain	
Buszynski	___	___	___	____	CARRIED ___
Emerson	___	___	___	____	DEFEATED ___
Fellner	___	___	___	____	
Finnson	___	___	___	____	
Getty	___	___	___	____	
Purcell	___	___	___	____	
MacDiarmid	___	___	___	____	