**The Corporation of the Township of Seguin**

**Draft Minutes of a Regular Meeting of Council**

**held on Monday, November 2nd, 2026 at 2:30 p.m.**
**in the Township of Seguin Council Chambers**
**and Electronic Participation**

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The following Members were present:

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

**Approval of Agenda.**
After the meeting was called to order Mayor MacDiarmid asked for approval of the agenda. Council approved the agenda with the following additions/changes. Addition to 05. Public Meeting 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. Addition to 07. Staff Reports 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. Additon to 08. Business 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.

**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. 2026-284**
**Moved by:** Councillor Greg Getty
**Seconded by:** Councillor Terry Fellner
"**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 19th, 2026 as circulated.".

**CARRIED**

**Resolution No. 2026-285**
**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 matters:

- Consent Application Nos. B-2026-0033-H & B-2026-0034-H and Zoning By-law Amendment Application No. R-2026-0019-H (Rettie).
- Consent Application Nos. B-2026-0022-F to B-2026-0032-F & B-2026-0035-F to B-2026-0042-F and Zoning By-law Amendment Application No. R-2026-0018-F (Tsai).".

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

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

The Mayor advised the purpose of the proposed Consent Application Nos. B-2026-0033-H & B-2026-0034-H (Rettie) is to create two new rural residential lots. The purpose of the associated Zoning By-law Amendment Application No. R-2026-0019-H (Rettie) 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 septic system and structure setbacks from natural features.

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

The Deputy Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on October 13th, 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 Deputy Clerk advised correspondence had been received from Hydro One Networks Inc.

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.

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No in-person verbal submission were received.

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

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

The Mayor advised the purpose of the proposed Consent Application Nos. B-2026-0022-F to B-2026-0032-F & B-2026-0035-F to B-2026-0042-F (Tsai) is to subdivide three existing properties into a total of 11 lots (or three retained parcels and eight severed lots). In order for the Consents to be permitted, certificates of cancellation for Consent Application Nos. B-2020-018-F & B-2020-019-F have been applied for. Rights-of-ways and shared entrances have been applied for and will provide access to some of the lots. The purpose of the associated Zoning By-law Amendment Application No. R-2026-0018-F (Tsai) is to rezone Lots 1-10 to a Rural Residential exception. The amendment will recognized smaller straight-line frontages on two of the proposed lots, rezone lands to EP per the recommendations of the submitted Environmental Impact Study, and require site plan control to implement the Environmental Impact Study.

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

The Deputy Clerk advised Notice of the public meeting was provided by posting the property, posting on the Township of Seguin's website, and by regular mail on October 7th, 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 Deputy Clerk advised correspondence had been received from various individuals.

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.

Kerry Mueller, President of the Otter Lake Ratepayers' Association attended the meeting in-person and addressed Council to state concerns with, and object to the applications.

Catherine Morrison attended the meeting in-person and addressed Council to state concerns with, and object to the applications. Mrs. Morrison also distributed documents at the meeting for Council's information.

Denis Krenzin attended the meeting in-person and addressed Council to state concerns with, and object to the applications.

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

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The Deputy Clerk advised Adam Kozlowski of Planscape Inc., Agent for the Applicant had registered to speak to these applications via electronic participation.

Adam Kozlowski of Planscape Inc., Agent for the Applicant attended the meeting via electronic participation and addressed Council to provide a presentation, explain the reasons for the applications and answer any questions Council may have of Mr. Kozlowski related to the applications.

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

**Resolution No. 2026-286**
**Moved by:** Councillor Ken Adams
**Seconded by:** Councillor Greg Getty
"**THAT** the Public Meeting held for the following matters is hereby closed and the Regular Meeting is hereby reconvened:

- Consent Application Nos. B-2026-0033-H & B-2026-0034-H and Zoning By-law Amendment Application No. R-2026-0019-H (Rettie).
- Consent Application Nos. B-2026-0022-F to B-2026-0032-F & B-2026-0035-F to B-2026-0042-F and Zoning By-law Amendment Application No. R-2026-0018-F (Tsai).".

**CARRIED**

**Resolution No. 2026-287**
**Moved by:** Councillor Ken Adams
**Seconded by:** Councillor Mario Buszynski
"**THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application Nos. B-2026-0033-H & B-2026-0034-H (Rettie), subject to the conditions set out in the Decision.".

**CARRIED**

**Resolution No. 2026-288**
**Moved by:** Councillor Greg Getty
**Seconded by:** Councillor Mario Buszynski
"**THAT** 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, Rettie), is hereby deemed to have been read a first, second and third time and passed by Council.".

**CARRIED**

Staff will prepare a report on Consent Application Nos. B-2026-0022-F to 0032-F & 0035-F to 0042-F and Zoning By-law Amendment Application No. R-2026-0018-F (Tsai) and the comments received for Council's consideration.

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

- Shore Road Allowance Application No. RAS-2025-0006-F (Sullivan). Otter Lake. By-law No. 2026-095.

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

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

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

No in-person verbal submissions were received.

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

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

**Resolution No. 2026-289**
**Moved by:** Councillor Ken Adams
**Seconded by:** Councillor Gail Finnson
"**THAT** By-law No. 2026-095, Being a By-law to sell part of an original shore road allowance, Application No. RAS-2025-0006-F (Sullivan), is hereby deemed to have been read a first, second and third time and passed by Council.".

**CARRIED**

**Resolution No. 2026-290**
**Moved by:** Councillor Greg Getty
**Seconded by:** Councillor Ted Collins
"**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the November 2nd meeting of Council.

Planning:

- Report No. PL-2026-112, Consent Application Nos. B-2026-0033-H & B-2026-0034-H and Zoning By-law Amendment Application No. R-2026-0019-H (Rettie).
- Report No. PL-2026-115, 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-2026-114, Shore Road Allowance Application No. RAS-2025-0006-F (Sullivan).
- Report No. PL-2026-103, Zoning By-law Amendment Application No. R-2026-0015-H (Sandy Bay Vacations Inc.).
- Report No. PL-2026-113, Concession Road Allowance Application No. RAC-2026-0005-06-F (Bentley & Garland).

Public Works:

- Report No. RD-2026-006, Roadside Ditching Program.".

**CARRIED**

**Resolution No. 2026-291**
**Moved by:** Councillor Ken Adams
**Seconded by:** Councillor Mario Buszynski
"**THAT** 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, Sandy Bay Vacations), is hereby deemed to have been read a first, second and third time and passed by Council.".

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Councillor Fellner moved that the motion be deferred. Councillor Collins seconded the motion to defer. The motion to defer was carried.

**DEFERRED**

Council considered Staff Report No. PL-2026-113, Concession Road Allowance Application No. RAC-2026-0005-06-F (Bentley & Garland) Information Report. Council directed staff to proceed with the application.

Council considered Staff Report No. RD-2026-006, Roadside Ditching Program. The report was received as information for Council Member's consideration in the 2027 budget process.

Council considered a memorandum from staff outlining the various Remembrance Day services being held in the Township of Seguin. The following Members of Council will be attending the following ceremonies:

- Foley – Councillor Adams
- Orrville – Councillor Collins & Mayor MacDiarmid
- Humphrey – Councillor Getty
- Rosseau – Councillor Finnson & Mayor MacDiarmid

Staff will advise the Remembrance Day services organizers which Members of Council will be attending the respective services and will advise the respective Members of Council how to obtain wreathes for the ceremonies.

Council reviewed correspondence from the Rural Ontario Municipal Association (ROMA) regarding the 2027 ROMA Conference. The correspondence was received as information.

Council reviewed an invitation from the Muskoka Watershed Council to The Muskoka River Watershed – Why it Matters to Parry Sound and Seguin event. Council Members are to register themselves for the event if they are able to attend.

Council reviewed correspondence from Hydro One Networks Inc. in response to the Township's resolution opposing the proposed route of the Barrie to Sudbury Transmission Line. The correspondence was received as information.

Council reviewed correspondence from Joseph Hickey ROCKai regarding a Canadian Radio-television and Telecommunications Commission (CRTC) Broadband Fund notification and five years of Free Open access for the Township of Seguin. The correspondence was received as information.

Mayor MacDiarmid advised she will be adding discussion of 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 to the agenda for the December 7th Meeting of Council.

**Resolution No. 2026-292**
**Moved by:** Councillor Gail Finnson
**Seconded by:** Councillor Greg Getty
"**THAT** 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

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hereto or inconsistent herewith, is hereby deemed to have been read a first, second and third time and passed by Council.".

**CARRIED**

**Resolution No. 2026-293**
**Moved by:** Councillor Greg Getty
**Seconded by:** Councillor Ken Adams
"**THAT** 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, is hereby deemed to have been read a first, second and third time and passed by Council.".

**CARRIED**

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

**Resolution No. 2026-294**
**Moved by:** Councillor Ken Adams
**Seconded by:** Councillor Gail Finnson
"**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 and Addendum for the November 2nd, 2026 Meeting of Council.".

**CARRIED**

**Resolution No. 2026-295**
**Moved by:** Councillor Greg Getty
**Seconded by:** Councillor Mario Buszynski
"**THAT** By-law No. 2026-099, 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. 2026-296**
**Moved by:** Councillor Ken Adams
**Seconded by:** Councillor Ted Collins
"**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 4:06 p.m. to meet again on Monday, November 23rd, 2026 or at the call of the Mayor.".

**CARRIED**

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***Ann MacDiarmid,***
***Mayor***

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***Andrea Spinney,***
***Deputy Clerk***

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