



The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Monday, November 7th, 2022 at 4:30 p.m.
in the Township of Seguin Council Chambers
and Electronic Participation

The following Members were present:

- Mayor Ann MacDiarmid (Council Chambers)
- Councillor Art Coles (videoconference)
- Councillor Ted Collins (videoconference)
- Councillor Terry Fellner (videoconference)
- Councillor Gail Finnon (videoconference)
- Councillor Rod Osborne (videoconference)

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 e) Zoning By-law Amendment Application No. R-2022-0007-H (Kuntz) of correspondence from Eric & Andrea Notkin, Bruce & Carolyn Pollock, Judith & Thomas Rallis, Trish & Michael Kuhne, Herb Apps & Mary Varcoe, David Stewart, P. & Fred Kolb and, Jay Kettle. Addition to 06. Shore/Concession Road Allowances item a) Shore Road Allowance Application Nos. RAS-2020-0014-H and RAS-2020-0015-H (Wadden) of correspondence from Lynda Wadden. Addition to 13. Closed Session of item b) Discussion re: Structure 27 Rose Point Recreational Trail Bridge.

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. 2022-338

Moved by: Councillor Rod Osborne

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular Meeting of Council held October 17th, 2022 as circulated.”

CARRIED

Resolution No. 2022-339

Moved by: Councillor Ted Collins

Seconded by: Councillor Gail Finnon

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

- Zoning By-law Amendment Application No. R-2022-0026 Housekeeping (Flood Plain).
- Consent Application No. B-2022-0025-F (Petrisor).
- Consent Application No. B-2022-0024-H (Atkinson).
- Zoning By-law Amendment Application No. R-2022-0022-H (Scott).
- Zoning By-law Amendment Application No. R-2022-0007-H (Kuntz).”.

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.

The Mayor advised if a person or public body who files an appeal of a decision of the Council of The Corporation of the Township of Seguin in respect of a proposed Consent does not make written submissions to the Council before it provides or refuses to provide a provisional Consent, the Ontario Land Tribunal may dismiss the appeal.

The Mayor advised anyone who wished to receive notice of the passing of a Zoning By-law Amendment not owning land within 120 metres of the area to which it applies and who had not submitted such a request in writing should provide their full name and address to the Clerk.

The Mayor advised if a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Township of Seguin, the person or public body is not entitled to appeal the decision of Council to the Ontario Land Tribunal and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2022-0026 Housekeeping Flood Plain is to amend the Flood Plain Elevations in accordance with a Hatch Engineering technical flood plain study. This would apply to new development per Section 4.14 b) of the Zoning By-law and apply to waterfront lots on Lake Joseph, Little Lake Joseph, and Lake Rosseau.

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 and by regular mail on October 13th, 2022. 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 this application.

The Clerk advised no correspondence had been received.

The Mayor asked if anyone had registered to speak in favour of or in opposition to this application.

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

The Mayor advised the purpose of Consent Application No. B-2022-0025-F (Petrisor) is to provide right-of-way access over the subject lands at 6 Lower Lane to benefit the lands at 38 Lower Lane.

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 and by regular mail on October 24th, 2022. 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 this application.

The Clerk advised no correspondence had been received.

The Mayor asked if anyone had registered to speak in favour of or in opposition to this application.

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

The Mayor advised the purpose of Consent Application No. B-2022-0024-H (Atkinson) is to permit a boundary adjustment to allow for the construction of a 1.5 storey boathouse on the benefitting lot. No new lots would be created.

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 and by regular mail on October 24th, 2022. 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 this application.

The Clerk advised no correspondence had been received.

The Mayor asked if anyone had registered to speak in favour of or in opposition to this application.

The Clerk advised Stefan Szczerbak of Planscape, Agent for the Applicant had registered to speak to this application.

Stefan Szczerbak of Planscape, Agent for the Applicant attended the meeting via electronic participation to further explain the reasons for the application and to answer any questions Council may have of him related to the application.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2022-0022-H (Scott) is to rezone the subject lands to an SR1 Exception Zone to permit a guest cabin to be located within an existing detached garage.

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 and by regular mail on October 18th, 2022. 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 this application.

The Clerk advised correspondence in support of the application had been received from Bernie & Bianca Heins, Lauren & Carolyn Clubine, Robert Ryan & Susanne Beaudry, John & Sue Aonso, Marie Hweitt & Rob Anderson and, Jon & Evelyn Cooper.

The Mayor asked if anyone had registered to speak in favour of or in opposition to this application.

The Clerk advised Stephen Fahner of Northern Vision Planning, Agent for the Applicant had registered to speak to this application.

Stephen Fahner of Northern Vision Planning, Agent for the Applicant attended the meeting via electronic participation and provided a presentation to further explain the reasons for the application. Mr. Fahner advised he was also present to answer any questions Council may have of him related to the application.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2022-0007-H (Kuntz) is to rezone the subject property to a Shoreline Residential One Exception Zone to facilitate the construction of a detached garage with a guest cabin in the second storey. The detached garage is located in a similar location to the existing legal non-complying detached garage and is larger in size.

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 and by regular mail on October 18th, 2022. 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 this application.

The Clerk advised correspondence in support of the application had been received from Judith & Tom Rallis, James Buder & Mark Rausa, Mary Varcoe & Herbert Apps, Bruce & Carolyn Pollock, Trish & Michael Kuhne, David Stewart, P. & Fred Kolb and , Jay Kettle. A letter of concern was received from Eric & Andrea Notkin.

The Mayor asked if anyone had registered to speak in favour of or in opposition to this application.

The Clerk advised Eric Notkin and John Jackson, Agent for the Applicant had registered to speak to the application.

Eric Notkin attended the meeting via electronic participation. Mr. Notkin submitted his concerns in writing and advised Council he was present to answer any questions Council may have of him related to his written submission.

John Jackson, Agent for the Applicant attended the meeting via electronic participation to further explain the reasons for the application and to answer any questions Council may have of him related to the application.

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

Resolution No. 2022-340

Moved by: Councillor Art Coles

Seconded by: Councillor Rod Osborne

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

- Zoning By-law Amendment Application No. R-2022-0026 Housekeeping (Flood Plain).
- Consent Application No. B-2022-0025-F (Petrisor).
- Consent Application No. B-2022-0024-H (Atkinson).
- Zoning By-law Amendment Application No. R-2022-0022-H (Scott).
- Zoning By-law Amendment Application No. R-2022-0007-H (Kuntz).”.

CARRIED

Resolution No. 2022-341

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ted Collins

“THAT By-law No. 2022-122, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Housekeeping Update - Floodplain), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2022-342

Moved by: Councillor Gail Finson

Seconded by: Councillor Art Coles

“THAT the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2022-0025-F (Petrisor), subject to the conditions set out in the Decision.”.

CARRIED

Resolution No. 2022-343

Moved by: Councillor Rod Osborne

Seconded by: Councillor Terry Fellner

“THAT the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2022-0024-H (Atkinson), subject to the conditions set out in the Decision.”.

CARRIED

Resolution No. 2022-344

Moved by: Councillor Ted Collins

Seconded by: Councillor Gail Finson

“**THAT** By-law No. 2022-121, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-006-09101, Application No. R-2022-0022-H, 87 Silver Point Drive, Scott), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

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

- Shore Road Allowance Application Nos. RAS-2020-0014-H and RAS-2020-0015-H (Wadden). (Trout Lake). By-law No. 2022-108.

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

The Clerk advised written objections had been received from G. David Parsons related to these applications. And Lynda Wadden, the Applicant had submitted a written response to the objections.

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

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

Resolution No. 2022-345

Moved by: Councillor Art Coles

Seconded by: Councillor Rod Osborne

“**THAT** By-law No. 2022-108, Being a By-law to close, stop up and sell portions of original Shore Road Allowance, Application Nos. RAS-2020-0014-H and RAS-2020-0015-H (Wadden), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2022-346

Moved by: Councillor Terry Fellner

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 7th, 2022 meeting of Council.

Development & Protective Services:

- Report No. DPS-PL-2022-160, Plan of Subdivision CON-2021-0001-F (Salmon and Clear Lake).

- Report No. DPS-PL-2022-153, Zoning By-law Amendment Application No. R-2022-0018-F (MarVel - Olyschlager).
- Memo to Confidential Staff Report No. DPS-PL-2022-116 North Sandy Plains Road Extensions (Drew).
- Report No. DPS-PL-2022-161, Response to “More Homes Built Faster” – ERO 019-6163.
- Report No. DPS-PL-2022-154, Zoning By-law Amendment Application No. R-2022-0026 Housekeeping (Flood Plain).
- Report No. DPS-PL-2022-155, Consent Application No. B-2022-0025-F (Petrisor).
- Report No. DPS-PL-2022-157, Consent Application No. B-2022-0024-H (Atkinson).
- Report No. DPS-PL-2022-158, Zoning By-law Amendment Application No. R-2022-0022-H (Scott).
- Report No. DPS-PL-2022-159, Zoning By-law Amendment Application No. R-2022-0007-H (Kuntz).

Corporate Services:

- Financial Update to October 28th, 2022.

Public Works:

- Report No. PW-RD-2022-022, Awarding of Structure 27 Replacement (Rose Point Recreational Trail).”.

CARRIED

Resolution No. 2022-347

Moved by: Councillor Gail Finson

Seconded by: Councillor Ted Collins

“**THAT** By-law No. 2022-123, Being a By-law to authorize the execution of a Subdivision Agreement between The Corporation of the Township of Seguin and 2555569 ONTARIO INC., for development of the Clear Lake Estates subdivision CON-2021-0001-F, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2022-348

Moved by: Councillor Rod Osborne

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2022-101, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-030-011-01400, R-2022-0018-F, MarVel Ltd.), is hereby deemed to have been read a first, second and third time and passed by Council.”.

Councillor Fellner moved that the resolution be deferred pending further review and discussion between staff and the Applicant of concerns raised by the public. Councillor Coles seconded the motion to defer. The motion to defer to the first quarter of 2023 was carried.

Resolution No. 2022-349

Moved by: Councillor Ted Collins

Seconded by: Councillor Gail Finnsen

“**THAT** By-law No. 2022-128, Being a By-law to authorize the execution of an Acknowledgement & Direction re: The Corporation of the Township of Seguin and Estate of Glenn Drew Application (General) to Delete Option to Repurchase Property registered on September 10th, 2019 as Instrument No. GB124271, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2022-350

Moved by: Councillor Art Coles

Seconded by: Councillor Rod Osborne

“**WHEREAS** the Council of The Corporation of the Township of Seguin understands the urgency and overall vision of “More Homes Built Faster: Ontario’s Housing Supply Action Plan: 2022-2023”; and

WHEREAS Council wishes to provide comments in regards to ERO Number 019-6163, specifically as it relates to exempting residential development not containing more than 10 residential units from Site Plan Control; and

WHEREAS the Township of Seguin implements Site Plan Control for residential development to ensure the protection of water quality, the preservation of the natural environment and to preserve and enhance the shoreline’s natural character; and

WHEREAS incorporating this new definition and applying it to waterfront/rural areas will not have a positive impact upon residential intensification, as these lands are not intended nor suitable for such growth.

NOW THEREFORE BE IT RESOLVED THAT the Council of The Corporation of the Township of Seguin does hereby request that the proposed definition of “development” per Section 11(1) of Schedule 9 of Bill 23 (affecting Section 41 (1.2) of the Planning Act) be preferably deleted, or at minimum be further amended to limit this definition to only apply to areas within “Parcel of Urban Residential Land”.”.

CARRIED

Council reviewed the Financial Update to October 28th, 2022. The update was received as information.

Resolution No. 2022-351

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ted Collins

“THAT the Council of The Corporation of the Township of Seguin does hereby award the construction of Structure 27 (Rose Point Recreational Trail Bridge) to Marine Pro for an amount not to exceed \$197,656.00 plus applicable taxes.”.

CARRIED

Council reviewed information provided by staff on the various Remembrance Day ceremonies being held in the Township of Seguin. The following Members of Council will attend the following ceremonies to represent the Township:

Foley – Councillor Coles.

Humphrey – staff are to ask Councillor-Elect Greg Getty if he is available to attend the Humphrey Public School ceremony.

Orrville – Councillor Collins.

Rosseau – Mayor MacDiarmid & Councillor Finnson.

Resolution No. 2022-352

Moved by: Councillor Gail Finnson

Seconded by: Councillor Art Coles

“WHEREAS the Community Safety and Policing Act, (CSPA), 2019 calls for the end of Community Police Advisory Committees (CPACs) and the creation of Ontario Provincial Police (OPP) Detachment Boards; and

WHEREAS the Ministry of the Solicitor General has developed an OPP detachment board framework that will allow affected municipalities and First Nations the flexibility to create a board that reflects community and local needs; and

WHEREAS the Ministry of the Solicitor General has asked municipalities and First Nations within a detachment area to work together to determine the composition of their board and the manner in which they will submit their proposal to the Ministry; and

WHEREAS members of the existing West Parry Sound District CPAC have indicated interest in establishing a Board representative of CPAC municipalities and First Nations.

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby supports submission by the CPAC representative from the Municipality of McDougall to the Province of Ontario, the Ontario Provincial Police Detachment Board Proposal substantially in the form attached, representing the 7 West Parry Sound Area municipalities and Henvey Inlet First Nation.

AND FURTHER THAT this resolution be forwarded to the municipalities within the West Parry Sound District and Henvey Inlet First Nation.”.

CARRIED

Resolution No. 2022-353

Moved by: Councillor Rod Osborne

Seconded by: Councillor Terry Fellner

“**THAT** By-law No. 2022-126, Being a By-law to write off taxes on properties in the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2022-354

Moved by: Councillor Ted Collins

Seconded by: Councillor Gail Finnon

“**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 the Addendum for the November 7th, 2022 Meeting of Council.”.

CARRIED

Resolution No. 2022-355

Moved by: Councillor Art Coles

Seconded by: Councillor Rod Osborne

“**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 6:20 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:
 - Approval re: Purchase of Replacement Bridge for Structure 27 (Rose Point Recreational Trail).
- Personal matters about an identifiable individual, including municipal or local board employees:
 - Human Resources Matter.”.

CARRIED

Resolution No. 2022-356

Moved by: Councillor Art Coles

Seconded by: Councillor Rod Osborne

“**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 7:00 p.m.”.

CARRIED

Resolution No. 2022-357

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ted Collins

“**THAT** By-law No. 2022-127, 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. 2022-358

Moved by: Councillor Gail Finson

Seconded by: Councillor Art Coles

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Regular Meeting of Council at 7:01 p.m. to meet again on Monday, November 21st, 2022 or at the call of the Mayor.”.

CARRIED

*Ann MacDiarmid,
Mayor*

*Craig Jeffery,
Clerk*