



## The Corporation of the Township of Seguin

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

held on Monday, July 15<sup>th</sup>, 2024 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 (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 Finnsen (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 a) Consent Application Nos. B-2024-0008-H and B-2024-0009-H and Zoning By-law Amendment Application No. R-2024-0013-H (Pittaway) of correspondence from the Lake Joseph North Association, Peter Roy & Natalie Quinton, James Buchanan, Wadge & Pape and Kevin & Karine Teslyk. Addition to 05. Public Meeting item b) Zoning By-law Amendment Application No. R-2024-0012-H (Lewcock) of correspondence from the Lake Joseph North Association, Karen & Tom McCullough, Andrew & Katharine Farley, Louise & Blair Sinclair, Martha Mangan, Cecil & Joan Hayhoe, Christopher Robinson, Keith & Jennifer Martin, Mavis & Bruce Wilson, the Muskoka Lakes Association, Shawn & Carol Gordon and Richard Allen. Addition to 07. Staff Reports item a) Report No. PL-2024-075, Zoning By-law Amendment Application No. R-2023-0026-H and Consent Application No. B-2023-0026-H (Rosseau Springs Limited) of correspondence from Armas Voore-Lewis, Cheryl Lewis & Mihkel Voore, Matthew Voore-Lewis, Stuart & Jean Clinton, Adrienne Clarke & Michael Green, Wendy & John Carlan, Scott Bond, Laurie & Art Hale, Kevin Hale, Zack Carlan and Claudia Zuccarini. Addition to 07. Staff Reports item b) Report No. PL-2024-084, Zoning By-law Amendment Application No. R-2024-0011-H, Hold Removal (Di Lorenzo) of correspondence from the Clear Lake Association, the Otter Lake Ratepayers' Association and David Purdy. Addition to 12. Closed Session of item b) Potential Property Acquisition – Verbal update from the Chief Administrative Officer. Addition to 12. Closed Session of item c) Short-Term Rentals – Requested by Councillor Collins.

**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. 2024-210**

**Moved by:** Councillor Gail Finson

**Seconded by:** Councillor Ted Collins

“**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 July 2<sup>nd</sup>, 2024 as circulated.”.

**CARRIED**

**Resolution No. 2024-211**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Ken Adams

“**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:

- Consent Application Nos. B-2024-0008-H and B-2024-0009-H and Zoning By-law Amendment Application No. R-2024-0013-H (Pittaway).
- Zoning By-law Amendment Application No. R-2024-0012-H (Lewcock).”.

**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 anyone wishing to receive Notice of the 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 no one other than the specified persons may appeal an application under the provisions of the Planning Act. If they do not make oral submissions at a public meeting or make written submissions to the Council of The Corporation of the Township of Seguin prior to the decision of Council, then the Ontario Land Tribunal may dismiss the appeal.

The Mayor advised the purpose of Consent Application Nos. B-2024-0008-H and B-2024-0009-H (Pittaway) is to permit two boundary adjustments along the shared lot line of the subject lands. The purpose of Zoning By-law Amendment

Application No. R-2024-0013-H (Pittaway) is to rezone the subject lands to permit the construction of a two-storey cottage and a one-story two-slip boathouse.

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 on June 13<sup>th</sup>, 2024, posting on the Township of Seguin's website, and by regular mail on June 14<sup>th</sup>, 2024. 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 correspondence had been received from numerous individuals and has been included in the agenda and addendum packages for this meeting.

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.

Rian Allen of Planscape, Donald Peckover of Akb Architects and Virginia Burt of Virginia Burt Designs, all Agents for the Applicant addressed Council. Rian Allen attended the meeting in-person and Donald Peckover and Virginia Burt attended the meeting via electronic participation. The Agents provided a presentation on the applications and the proposed development and answered questions of Council related to the applications.

Dave Batchelor attended the meeting in-person and addressed Council to express concerns with, and objections to the applications.

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

The Clerk advised Nancy Cohen of the Lake Joseph North Association had registered to speak to these applications via electronic participation.

Nancy Cohen representing the Lake Joseph North Association attended the meeting via electronic participation and provided a presentation and stated concerns with, and objections to the applications.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2024-0012-H (Lewcock) is to provide an exemption to total lot coverage, maximum gross floor area, boathouse length, and boathouse total deck area to expand an existing cottage and boathouse.

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 on June 13<sup>th</sup>, 2024, posting on the Township of Seguin's website, and by regular mail on June 14<sup>th</sup>, 2024. 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 had been received from numerous individuals and had been included in the agenda and addendum packages for this meeting.

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

Christopher Robinson attended the meeting in-person and addressed Council to state objections to the application.

Cecil Hayhoe attended the meeting in-person and addressed Council to state objections to the application.

Blair Sinclair attended the meeting in-person and addressed Council to state objections to the application.

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

The Clerk advised Savas Varadas of Plan Muskoka, Agent for the Applicant and Nancy Cohen of the Lake Joseph North Association had registered to speak to this application via electronic participation.

Savas Varadas of Plan Muskoka, Agent for the Applicant attended the meeting via electronic participation and provided a presentation on the application and the proposed development and answered questions of Council related to the application.

Nancy Cohen representing the Lake Joseph North Association attended the meeting via electronic participation and provided a presentation and stated concerns with, and objections to the application.

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

**Resolution No. 2024-212**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Ken Adams

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

- Consent Application Nos. B-2024-0008-H and B-2024-0009-H and Zoning By-law Amendment Application No. R-2024-0013-H (Pittaway).
- Zoning By-law Amendment Application No. R-2024-0012-H (Lewcock).”.

**CARRIED**

Councillor Adams left the Chambers for a brief period and returned at this time.

Andrew Mirabella of Hemson Consulting attended via electronic participation and provided a presentation, Council Information Session Development Charges Background Study.

**Resolution No. 2024-213**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Ken Adams

“**THAT** the Council of The Corporation of the Township of Seguin does hereby receive the Staff Reports as presented on the Agenda for the July 15<sup>th</sup>, 2024 meeting of Council.

Planning:

- Report No. PL-2024-073, Consent Application Nos. B-2024-0008-H and B-2024-0009-H and Zoning By-law Amendment Application No. R-2024-0013-H (Pittaway).
- Report No. PL-2024-085, Zoning By-law Amendment Application No. R-2024-0012-H (Lewcock).
- Report No. PL-2024-075, Zoning By-law Amendment Application No. R-2023-0026-H and Consent Application No. B-2023-0026-H (Rosseau Springs Limited).
- Report No. PL-2024-084, Zoning By-law Amendment Application No. R-2024-0011-H, Hold Removal (Di Lorenzo).

Strategic Initiatives:

- Confidential Report No: SI-2024-005, Climate Change Internship – Extension Request.

Treasury:

- Financial Update to June 30<sup>th</sup>, 2024.”.

**CARRIED**

**Resolution No. 2024-214**

**Moved by:** Councillor Gail Finnsen

**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-2023-0026-H (Rosseau Springs Limited), subject to the conditions set out in the Decision.”.

Councillor Finnsen moved that the resolution be deferred pending information from the Ministry of the Environment on the Ministry’s investigation into a potential algae bloom near the subject property. Councillor Collins seconded the motion to defer. The motion to defer was carried.

**DEFERRED**

**Resolution No. 2024-215**

**Moved by:** Councillor Gail Finnsen

**Seconded by:** Councillor Greg Getty

“**THAT** By-law No. 2024-071, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-002-22800, Application No. R-2023-0026-H, Rosseau Springs Limited), is hereby deemed to have been read a first, second and third time and passed by Council.”.

Councillor Finnsen moved that the resolution be deferred pending information from the Ministry of the Environment on the Ministry’s investigation into a potential algae bloom near the subject property. Councillor Getty seconded the motion to defer. The motion to defer was carried.

**DEFERRED**

**Resolution No. 2024-216**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Mario Buszynski

“**THAT** By-law No. 2024-072, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903 030 004 01200, Application No. R-2024-0011-H, Di Lorenzo, Lifting of “H” symbol), is hereby deemed to have been read a first, second and third time and passed by Council.”.

Councillor Getty moved that the resolution be deferred pending a peer review of the Environmental Impact Study. Councillor Collins seconded the motion to defer. The motion to defer was defeated.

**CARRIED**

**Resolution No. 2024-217**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Greg Getty

“**WHEREAS** the state of health care in Ontario is in crisis, with 2.3 million Ontarians lacking access to a family doctor, emergency room closures across the province, patients being de-rostered and 40% of family doctors considering retirement over the next five years; and

**WHEREAS** it has becoming increasingly challenging to attract and retain an adequate healthcare workforce throughout the health sector across Ontario; and

**WHEREAS** the Northern Ontario School of Medicine University says communities in northern Ontario are short more than 350 physicians, including more than 200 family doctors; and half of the physicians working in northern Ontario are expected to retire in the next five years; and

**WHEREAS** Ontario municipal governments play an integral role in the health care system through responsibilities in public health, long-term care, paramedicine, and other investments; and

**WHEREAS** the percentage of family physicians practicing comprehensive family medicine has declined from 77 in 2008 to 65 percent in 2022; and

**WHEREAS** per capita health-care spending in Ontario is the lowest of all provinces in Canada; and

**WHEREAS** a robust workforce developed through a provincial, sector-wide health human resources strategy would significantly improve access to health services across the province.

**NOW THEREFORE BE IT RESOLVED THAT** the Council of The Corporation of the Township of Seguin urges the Province of Ontario to recognize the physician shortage in the Township of Seguin and Ontario, to fund health care appropriately and ensure every Ontarian has access to physician care.”.

**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. 2024-218**

**Moved by:** Councillor Gail Finnson

**Seconded by:** Councillor Mario Buszynski

“**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 July 15<sup>th</sup>, 2024 Meeting of Council.”.

**CARRIED**

**Resolution No. 2024-219**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 5:29 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 Matters.
- A proposed or pending acquisition or disposition of land by the municipality or local board related to:
  - Potential Acquisition of Property.
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board related to:
  - Short-Term Rentals.”.

**CARRIED**

**Resolution No. 2024-220**

**Moved by:** Councillor Ken Adams

**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 6:49 p.m.”.

**CARRIED**

**Resolution No. 2024-221**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby extend the Climate Action Internship position to the end of 2024.”.

**CARRIED**

**Resolution No. 2024-222**

**Moved by:** Councillor Terry Fellner

**Seconded by:** Councillor Gail Finnsen

“**THAT** By-law No. 2024-073, 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. 2024-223**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Regular Meeting of Council at 6:50 p.m. to meet again on Tuesday, August 6<sup>th</sup>, 2024 or at the call of the Mayor.”.

**CARRIED**

---

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

---

***Craig Jeffery,***  
***Clerk***