



## The Corporation of the Township of Seguin

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

held on Monday, November 4<sup>th</sup>, 2024 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 (videoconference)
- 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 (Council Chambers)

Regrets were received from:

- Councillor Ward 6 Gail Finson

#### **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-2024-0017-H and B-2024-0027-H and Zoning By-law Amendment Application No. R-2024-0024-H (Ellery) of correspondence from Brian Bobbie and David Purdy.

#### **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. 2024-320**

**Moved by:** Councillor Greg Getty

**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 October 21<sup>st</sup>, 2024 as circulated.”.

**CARRIED**

#### **Resolution No. 2024-321**

**Moved by:** Councillor Ted Collins

**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-2024-0017-H and B-2024-0027-H and Zoning By-law Amendment Application No. R-2024-0024-H (Ellery).
- Zoning By-law Amendment Application No. R-2024-0022-H (Lukezic).”.

**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 who wished 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 prescribed 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-2024-0017-H and B-2024-0027-H (Ellery) is to create two new rural lots with frontage on Clear Lake Road. The purpose of Zoning By-law Amendment Application No. R-2024-0024-H (Ellery) is to rezone the proposed severed lots to the Rural Exception Sixty-Five Zone.

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, posting on the Township of Seguin’s website, and by regular mail on October 15<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 Brian Bobbie and David Purdy.

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.

Brian Bobbie addressed Council to state his concerns with the applications. Mr. Bobbie also submitted his concerns in writing.

David Purdy addressed Council to state his concerns with the applications. Mr. Purdy also submitted his concerns in writing.

Stefan Szczerbak, of Planscape Inc. Agent for the Applicant addressed Council to explain the reasons for the applications, to respond to concerns raised by Mr. Bobbie and Mr. Purdy and to answer any questions Council may have of him related to the applications.

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

The Clerk advised Stefan Szczerbak, of Planscape Inc. Agent for the Applicant and David Purdy had registered to speak to these applications via electronic participation however, both gentleman had decided to attend in-person and had already addressed Council.

The Mayor advised the purpose of Zoning By-law Amendment Application No. R-2024-0022-H (Lukezic) is to develop a cottage that exceeds the maximum height permissions and shoreline requirements.

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, posting on the Township of Seguin's website, and by regular mail on September 20<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 no correspondence had been received.

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 this application.

Rian Allen of Planscape Inc., Agent for the Applicant addressed Council to provide a presentation, to explain the reasons for the application and to answer any

questions Council may have of him related to the application.

Ed Lukezic, the Applicant addressed Council to explain the reasons for the application and to answer any questions Council may have of him related to the application.

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.

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

**Resolution No. 2024-322**

**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-2024-0017-H and B-2024-0027-H and Zoning By-law Amendment Application No. R-2024-0024-H (Ellery).
- Zoning By-law Amendment Application No. R-20240022-H (Lukezic).”.

**CARRIED**

**Resolution No. 2024-323**

**Moved by:** Councillor Greg Getty

**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-2024-0017-H and B-2024-0027-H (2123274 Ontario Inc.), subject to the conditions set out in the Decisions.”.

Councillor Getty moved to defer the resolution pending additional information. Councillor Collins seconded the motion to defer. The motion to defer was carried.

**DEFERRED**

**Resolution No. 2024-324**

**Moved by:** Councillor Ted Collins

**Seconded by:** Councillor Terry Fellner

**“THAT** By-law No. 2024-104, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-007-01000, 128 Clear Lake Road, Application No. R-2024-0024-H, 2123274 Ontario Inc., is hereby deemed to have been read a first, second and third time and passed by Council.”.

Councillor Getty moved to defer the resolution pending additional information. Councillor Adams seconded the motion to defer. The motion to defer was carried.

**DEFERRED**

**Resolution No. 2024-325**

**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 November 4<sup>th</sup>, 2024 meeting of Council.

Planning

- Report No. PL-2024-126, Consent Application Nos. B-2024-0017-H and B-2024-0027-H and Zoning By-law Amendment Application No. R-2024-0024-H (Ellery).
- Report No. PL-2024-127, Zoning By-law Amendment Application No. R-2024-0022-H (Lukezic).
- Report No. PL-2024-128, Subdivision Agreement Securities Amendment – Clear Salmon Lake).

Treasury

- Memo 2025 Municipal Budget, Impact of External Levies.”.

**CARRIED**

**Resolution No. 2024-326**

**Moved by:** Councillor Mario Buszynski

**Seconded by:** Councillor Ken Adams

**“THAT** By-law No. 2024-125, Being a By-law to authorize the execution of a Subdivision Amending 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.”.

Councillor Collins moved to defer the resolution pending additional information. Councillor Fellner seconded the motion to defer. The motion to defer was carried.

**DEFERRED**

**Resolution No. 2024-327**

**Moved by:** Councillor Terry Fellner

**Seconded by:** Councillor Greg Getty

**“WHEREAS** in June 2024 all eight municipal owners of Belvedere Heights long term care home endorsed the proposal to add up to 24 new long-term care beds;

**AND WHEREAS** the opportunity to receive a \$35 per diem construction funding subsidy needed to fund the new build is predicated, in part, on securing financing by the November 8<sup>th</sup>, 2024, deadline;

**AND WHEREAS** Infrastructure Ontario provides an option to secure construction funding in October 2024 prior to the November deadline without an upfront guarantee from all eight municipalities;

**AND WHEREAS** the Township of Carling has agreed to enter into agreement with Infrastructure Ontario to secure the construction loan on behalf of Belvedere Heights;

**AND WHEREAS** Belvedere Heights will enter into a loan agreement with the Township of Carling guaranteeing payment of all financial obligations to Infrastructure Ontario for the borrowing costs;

**THEREFORE, BE IT RESOLVED THAT** the Council of The Corporation of the Township of Seguin endorses the Belvedere Heights proposal to enter into a loan agreement with the Township of Carling to support a two-year construction funding loan with the guarantee that Belvedere Heights will provide funds from operating reserves as required in advance of all Infrastructure Ontario payment terms.”.

**DEFEATED**

Council directed staff to contact the Belvedere Heights Home For the Aged Board of Management to advise the Board Council does not support the Board’s Option 2: Carling Council to support construction loan and subsequent conversion to 25-year debenture. And to advise the Board that Seguin Council supports the Board’s Option 1: Belvedere is IO client: all 8 municipalities required to guarantee IO financing.

Council discussed the proposed inclusion of the District of Muskoka in the Northern Ontario designation and the impact on funding programs. Council directed staff to prepare a draft a resolution for Council consideration advising the Province that Seguin Council does not support the designation of the District of Muskoka in Northern Ontario for funding programs unless the total amount of the funding programs is increased proportionately.

**Resolution No. 2024-328**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Mario Buszynski

**“WHEREAS** official statistics from the Government of Ontario confirm that rural roads are inherently more dangerous than other roads;

**AND WHEREAS,** despite only having 17% of the population, 55% of the road

fatalities occur on rural roads;

**AND WHEREAS**, rural, northern, and remote municipalities are fiscally strained by maintaining extensive road networks on a smaller tax base;

**AND WHEREAS**, preventing crashes reduces the burden on Ontario's already strained rural strained health care system;

**AND WHEREAS**, roadway collisions and associated lawsuits are significant factors in runaway municipal insurance premiums. Preventing crashes can have a significant impact in improving municipal risk profiles;

**THEREFORE, BE IT RESOLVED THAT** the Council of The Corporation of the Township of Seguin requests that the Government of Ontario take action to implement the rural road safety program that Good Roads has committed to lead. It will allow Ontario's rural municipalities to make the critical investments needed to reduce the high number of people being killed and seriously injured on Ontario's rural roads; and

**FURTHER THAT** a copy of this resolution be forwarded to Premier Doug Ford, Hon. Prabmeet Sarkaria, Minister of Transportation, Hon. Kinga Surma, Minister of Infrastructure, Hon. Rob Flack, Minister of Agriculture, Hon. Lisa Thompson, Minister of Rural Affairs, Hon. Trevor Jones, Associate Minister of Emergency Preparedness and Response, and Hon. Sylvia Jones, Minister of Health, and Good Roads.”.

**CARRIED**

**Resolution No. 2024-329**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the 2025 Good Roads Conference being held March 30<sup>th</sup> – April 2<sup>nd</sup>, 2025 in Toronto, Ontario.

Reimbursement of expenses will be as per Township Policy:

Councillor Getty

Councillor Fellner.”.

**CARRIED**

**Resolution No. 2024-330**

**Moved by:** Councillor Terry Fellner

**Seconded by:** Councillor Greg Getty

“**WHEREAS**, the Federation of Northern Ontario Municipalities (FONOM) recognizes how vital the Forestry Industry is to the Economy in Ontario;

**WHEREAS**, the success of the forest sector is critical to the economic and social prosperity of Ontario communities, employing 137,000 people;

**WHEREAS**, the forest industry has invested over \$3.8 billion in Ontario since 2018;

**WHEREAS**, Ontario has an opportunity to market global investment in the bioeconomy, similar to critical minerals and electric vehicle manufacturing, and become a leading international jurisdiction;

**WHEREAS**, over the last 20 years, the North American pulp and paper sector has seen a significant rationalization in production capacity, with investment dollars going to competing international jurisdictions;

**WHEREAS**, in the last year, Ontario has seen three pulp, paper, and containerboard mills idle or close, negatively impacting communities and the solid wood mills that depend on these facilities as markets for mill by-products and pulpwood;

**WHEREAS**, U.S. tariffs on softwood lumber are expected to double in 2025, to approximately 30%;

**WHEREAS**, Ontario should work with federal colleagues to pursue a softwood lumber settlement that works in the best interests of Ontario lumber producers and advocate for a financial backstop;

**WHEREAS**, Ontario has an opportunity to procure greater amounts of energy (i.e., electricity, heat, fuels, biochar, etc.) from forestry by-products and forests to assist in heavy industry decarbonization and Ontario's forecasted electricity demands;

**WHEREAS**, Ontario's successful and oversubscribed Forest Biomass Program should continue post-2027;

**WHEREAS**, Ontario will actively seek investment to restart idled softwood kraft lines in Ontario and Quebec to provide immediate relief for some sawmill producers;

**WHEREAS**, Ontario's \$10 million Sawmill Chip Program, ending March 25, 2025, will likely need to continue and expand in the absence of an immediate restart of a currently idled pulp mill to avoid curtailments at solid wood facilities;

**WHEREAS**, 5-year bilateral power purchase agreements (PPAs) with forest biomass-fired electrical generation facilities are insufficient and should be



expanded both in terms of length and volume to provide communities, industry, and workers with a certain future;

**WHEREAS**, the public Forest Access Roads Funding Program, which provides for the public use of Ontario's forests, should be increased to \$75 million/year to reflect inflationary pressures and support legacy infrastructure upgrades (i.e., roads, bridges, and water crossings).

**BE IT RESOLVED THAT** the Council of The Corporation of the Township of Seguin supports the Federation of Northern Ontario Municipalities in their support for the implementation of the Ontario Forest Industries Association's 2025 Ontario Budget Recommendations in support of attracting investment and maintaining forest operations and employment in Ontario.

**FURTHER BE IT RESOLVED** that a copy of this Resolution be sent to Minister Victor Fedeli, Economic Development, Job Creation and Trade, Minister Graydon Smith, Natural Resources, Associate Minister Kevin Holland, Forestry and Forest Products, Minister Andrea Khanjin, Environment, Conservation and Parks, Minister George Pirie, Mines, Minister Stephen Lecce, Energy and Electrification, Associate Minister Sam Oosterhoff, Energy Intensive Industries, Minister Peter Bethlenfalvy, Finance, the Federation of Northern Ontario Municipalities and the Ontario Forest Industries Association.”.

**CARRIED**

Council considered a memo from staff related to the 2025 Budget and the increase in external levies and the impact on the budget. Council directed staff to proceed with the following directions regarding the 2025 draft budget:

- defer any new positions for 2025 - (Service Level Change Proposals and Library),
- 2025 COLA, benefits and compensation review results to remain in the draft budget as proposed,
- 1.5% for capital reserve to remain in the draft budget,
- staff to review operating and capital budgets and prepare the draft budget for Council review on November 18<sup>th</sup>,
- identify and separate external levies from Seguin Council controlled municipal operating & capital budgets,
- create a communication to the public to explain the Seguin budget, controlled versus uncontrolled costs (levies), etc.

**Resolution No. 2024-331**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Terry Fellner

“**WHEREAS** current police services within the Township of Seguin (hereinafter referred to as the ‘Township’) are provided by the Ontario Provincial Police

(hereinafter referred to as the 'OPP');

**AND WHEREAS** the Township and the local OPP detachment have worked in a positive, collaborative and effective manner for decades;

**AND WHEREAS** historical increases in OPP Annual Billing Statements have trended around 5%;

**AND WHEREAS** the OPP submitted their 2025 Annual Billing Statement to the Township on October 4, 2024, that identifies a \$258,155 (21.28%) increase from 2024 to 2025 that will translate to an approximate 1.675% tax rate increase, on top of what the Township was contemplating for the residents of Seguin;

**AND WHEREAS** the Township was not consulted nor provided any advanced notice from the Commissioner regarding the significant cost increase received for OPP services;

**AND WHEREAS** the Township cannot afford to absorb this unexpected and entirely preventable increase without causing undo financial strain to our taxpayers;

**THEREFORE BE IT RESOLVED THAT** the Council of The Corporation of the Township of Seguin (hereinafter referred to as the 'Council') wishes to dispute the 2025 OPP Annual Billing Statement;

**AND FURTHER THAT** Council requests that the 2025 OPP Annual Billing Statement be reduced to an approximate 5% increase that is more manageable for the Township and in line with historical trends;

**AND FURTHER THAT** any increase above 5% be absorbed by the province as the additional costs are directly the result of collective bargaining that was within the control of the OPP and should have been known to be financially unsustainable for the municipalities that now need to pay the bill;

**AND FURTHER THAT** a copy of this Resolution be sent to the Honourable Doug Ford, Premier of Ontario, the Honourable Michael Kerzner, Solicitor General, the Honourable Graydon Smith MPP Parry Sound-Muskoka, the Association of Municipalities of Ontario, the Federation on Northern Ontario Municipalities and the West Parry Sound Area Municipalities.”.

**CARRIED**

**Resolution No. 2024-332**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Terry Fellner

**“THAT** By-law No. 2024-107, Being a By-law to authorize the acceptance of the transfer of a parcel of lands (Part of Lot 34, Concession 10, Foley, designated as Part 2 on Plan 42R-22535, Seguin, PIN 52183 - 0212 LT, Portion of a Road known

as Glenn Burney Road), 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. 2024-333**

**Moved by:** Councillor Terry Fellner

**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 for the November 4<sup>th</sup>, 2024 Meeting of Council.”.

**CARRIED**

**Resolution No. 2024-334**

**Moved by:** Councillor Mario Buszynski

**Seconded by:** Councillor Terry Fellner

“**THAT** By-law No. 2024-108, 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. 2024-335**

**Moved by:** Councillor Terry Fellner

**Seconded by:** Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Regular Meeting of Council at 5:00 p.m. to meet again on Monday, November 18<sup>th</sup>, 2024 or at the call of the Mayor.”.

**CARRIED**

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*Ann MacDiarmid,  
Mayor*

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*Craig Jeffery,  
Clerk*