



The Corporation of the Township of Seguin

Draft Minutes of a Regular Meeting of Council

held on Monday, November 18th, 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 Finson (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) Zoning By-law Amendment Application No. R-2024-023-H (Northern Lakes Development) of correspondence from the Little Lake Joseph Association. Addition to 08. Staff Reports item b) Report No. PL-2024-137, Consent Application No.'s B-2024-0017-H and B-2024-0027-H and Zoning By-law Amendment Application No. R-2024-0024-H (Ellery/2123274 Ontario Ltd.) of correspondence from David Purdy. Addition of item 13.5 Closed Session and item a) Belvedere Heights - Confidential update on updating management services agreement with the West Parry Sound Health Centre.

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. 2024-336

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular Meeting of Council held November 4th, 2024 as circulated.”.

CARRIED

Resolution No. 2024-337

Moved by: Councillor Gail Finnon

Seconded by: Councillor Ted Collins

“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-2024-023-H (Northern Lakes Development).
- Consent Application No. B-2024-0018-H (Duncan).”.

CARRIED

The Mayor advised Council would now hold public meetings for proposed Zoning By-law Amendment and Consent 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 Zoning By-law Amendment Application No. R-2024-0023-H (Northern Lakes Development) is to construct a dwelling/cottage and a boathouse. Exemptions to lot coverage and the dwelling’s maximum gross floor area are requested.

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 October 24th, 2024, posting on the Township of Seguin’s website, and by regular mail on October 25th, 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 the Little Lake Joseph Association.

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.

George Stallwood attended in-person and addressed Council to ask questions about, and express concerns with the application.

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

The Clerk advised Danielle Bilodeau of Justin Sherry Design Studio, Agent for the Applicant had registered to speak to the application via electronic participation.

Danielle Bilodeau of Justin Sherry Design Studio, Agent for the Applicant attended via electronic participation to explain the reasons for the application and to answer questions of her related to the application.

The Mayor advised the purpose of Consent Application No. B-2024-0018-H (Duncan) is to recreate parcels that have inadvertently merged.

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 November 4th, 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.

No in-person submissions were received.

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. 2024-338

Moved by: Councillor Ken Adams

Seconded by: Councillor Mario Buszynski

“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-2024-023-H (Northern Lakes Development).
- Consent Application No. B-2024-0018-H (Duncan).”.

CARRIED

Resolution No. 2024-339

Moved by: Councillor Gail Finson

Seconded by: Councillor Ted Collins

“THAT the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2024-0018-H (Duncan), subject to the conditions set out in the Decision.”.

CARRIED

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

- Shore Road Allowance Application No. RAS-2024-0002-F (Stashuk). Otter Lake. By-law No. 2024-106.

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

The 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 verbal in-person submissions were received.

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.

Resolution No. 2024-340

Moved by: Councillor Greg Getty

Seconded by: Councillor Ken Adams

“**THAT** By-law No. 2024-106, Being a By-law to close, stop up and sell portions of original Shore Road Allowance, Application No. RAS-2024-0002-F (Stashuk), is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Chris McDonald, Executive Director of the Parry Sound Area Chamber of Commerce attended the meeting in-person to update Council on the activities of the Chamber of Commerce and to request funding. Council thanked Mr. McDonald for his delegation and advised the funding request would be considered during the budget process.

Rob MacRae, Vice President of the Six Star Snow Riders Snowmobile Club attended the meeting via electronic participation to provide Council with information on a request from the Snowmobile Club for Council to authorize a Memorandum of Understanding – Land Use Permission for use of various Township of Seguin owned lands for trail purposes. Council enacted By-law No. 2024-109 authorizing the Memorandum of Understanding.

Resolution No. 2024-341

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“**THAT** By-law No. 2024-109, Being a By-law to Authorize the Execution of a Memorandum of Understanding (MOU) Prescribed Snowmobile Trail Land Use Permission Between the Six Star Snow Riders Snowmobile Club and The Corporation of the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Janet Borneman, Board Chair and Stefanie Veneranda, Chief Executive Officer of the Township of Seguin Public Libraries attended the meeting in-person to present the Library Board's 2025 Budget and a funding request from the Township of Seguin.

Kirby Hall, representing K&C Hall Holdings Inc. & Hall Development Group attended the meeting via electronic participation to provide a presentation on a development proposal in the area of Oastler Park Drive and Highway #518.

Resolution No. 2024-342

Moved by: Councillor Ted Collins

Seconded by: Councillor Greg Getty

“**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 18th, 2024 meeting of Council.

Planning:

- Report No. PL-2024-134, Zoning By-law Amendment Application No. R-2024-0023-H (Northern Lakes Development).
- Report No. PL-2024-135, Consent Application No. B-2024-0018-H (Duncan).
- Report No. PL-2024-129, Shore Road Allowance Application No. RAS-2024-0002-F (Stashuk).
- Report No. PL-2024-136, Zoning By-law Amendment Application No. R-2024-0019-F (Skrnich).
- Report No. PL-2024-137, Consent Application No.’s B-2024-0017-H and B-2024-0027-H and Zoning By-law Amendment Application No. R-2024-0024-H (Ellery/2123274 Ontario Ltd.).

Public Works:

- Report No. RD-2024-015, Shared Services Agreement – Archipelago.

Treasury:

- Financial Update to November 6th, 2024.
- Report No. TR-2024-007, 2025 Draft Budgets.”.

CARRIED

Resolution No. 2024-343

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Ken Adams

“**THAT** By-law No. 2024-110, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-030-006-02201, Application No. R-2024-0019-F, 9 Fallingview Trail, Skrnich), is hereby deemed to have been read a first, second and third time and passed by Council.”.

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.”.

CARRIED

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.”.

CARRIED

Resolution No. 2024-344

Moved by: Councillor Ken Adams

Seconded by: Councillor Greg Getty

“**THAT** By-law No.2024-116, Being a By-law to authorize the Mayor and Clerk to execute and affix The Corporate Seal to a Memorandum of Understanding – Snow Plowing Blackstone Crane Lake Road between The Corporation of the Township of The Archipelago and The Corporation of the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Council considered Staff Report No. TR-2024-007, 2025 Draft Budgets. The Members of Council are to provide the Chief Administrative Officer with comments on the Draft 2025 Budget.

Council considered correspondence from the Near Borth District School Board in response to a request from Council to have a delegation from Board representatives to update Council on the Board’s facilities rationalization plans for schools in the West Parry Sound area. Council directed the Mayor and staff to send a letter to the Near North District School Board that Council is not satisfied with the Board's response and Council again requests a delegation from the Board representatives to provide an update on the rationalization plans.

Council considered correspondence from the Municipality of McDougall about aggregate resources revenue sharing related to the pit and quarry owned by Fowler Construction which is located in the Township of Seguin but the access to the pit and quarry is via a road in the Municipality of McDougall. Council directed staff to prepare an information report to Council on the request.

Resolution No. 2024-345

Moved by: Councillor Greg Getty

Seconded by: Councillor Terry Fellner

“**WHEREAS** municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are

essential to community well-being and economic development;

AND WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

AND WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;

AND WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

AND WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

AND WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents.

NOW THEREFORE BE IT RESOLVED THAT Council of The Corporation of the Township of Seguin formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;

AND FURTHER THAT Council of The Corporation of the Township of Seguin calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;

AND FURTHER THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;

AND FURTHER THAT copies of this resolution be forwarded to The Right Hon. Justin Trudeau, Prime Minister, Hon. Doug Ford, Premier, Hon. Chrystia Freeland, Minister of Finance, Hon. Peter Bethlenfalvy, Ontario Minister of Finance, Hon. Paul Calandra, Minister of Municipal Affairs and Housing, Scott Aitchison MP Parry Sound-Muskoka, Hon. Graydon Smith MPP Parry Sound-Muskoka;

AND FURTHER THAT copies of this resolution be forwarded to the Federation of Canadian Municipalities (FCM) and the Association of Municipalities of Ontario

(AMO) for their endorsement and advocacy.”.

CARRIED

Resolution No. 2024-346

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ted Collins

“**THAT** By-law No. 2024-114, Being a By-law to appoint Tre Martin as a Municipal Law Enforcement Officer/By-law Enforcement Officer/Animal Control Officer and an Inspector under the Residential Tenancies Act for The Corporation of the Township of Seguin, is hereby deemed to have been read a first, second and third time and passed by Council.”.

CARRIED

Resolution No. 2024-347

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“**THAT** By-law No. 2024-115, Being a By-law to appoint Ella Milne as a Municipal Law Enforcement Officer/By-law Enforcement Officer/Animal Control Officer and an Inspector under the Residential Tenancies Act for The Corporation of the Township of Seguin, 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. 2024-348

Moved by: Councillor Ken Adams

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 for the November 18th, 2024 Meeting of Council.”.

CARRIED

Resolution No. 2024-349

Moved by: Councillor Greg Getty

Seconded by: Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 5:08 p.m. in order to address matters pertaining to:

- A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice

significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization related to:

- Belvedere Heights - Confidential update on updating management services agreement with the West Parry Sound Health Centre.
- A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board related to:
 - Belvedere Heights - Confidential update on updating management services agreement with the West Parry Sound Health Centre.”.

CARRIED

Resolution No. 2024-350

Moved by: Councillor Terry Fellner

Seconded by: Councillor Ted Collins

“**THAT** the Council of The Corporation of the Township of Seguin does hereby rise from closed session and declare the regular meeting reconvened at 5:29 p.m.”.

CARRIED

Resolution No. 2024-351

Moved by: Councillor Mario Buszynski

Seconded by: Councillor Greg Getty

“**THAT** By-law No. 2024-111, 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. 2024-352

Moved by: Councillor Ken Adams

Seconded by: Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Regular Meeting of Council at 5:30 p.m. to meet again on Monday, December 2nd, 2024 or at the call of the Mayor.”.

CARRIED

*Ann MacDiarmid,
Mayor*

*Craig Jeffery,
Clerk*