



## The Corporation of the Township of Seguin

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

held on Monday, January 13<sup>th</sup>, 2025 at 2:30 pm  
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 (videoconference)
- 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) Consent Application No. B-2024-0028-C (Caruso) of an updated site plan. Addition to 05. Public Meeting item b) Official Plan Amendment Application No. OPA-2024-0001-F and Zoning By-law Amendment Application No. R-2024-0027-F (K.C. Holdings Inc.) of correspondence from Ingrid & Ernie Muller, Michael Schmitt, Nicole Mailloux & Brian Hindley and John Bondrager. Addition to 12. Correspondence of correspondence regarding the Ministerial Zoning Order lands and proposed development from the following persons: Andrea Peres & Doug Jackson, Bill Connor, Brenda Timmins, Brian Hindley, Carolyn Franke, Catherine & Hugh Morrison, Chris Pink, Christine & Bill Corbett, Don, Michelle & Tristan Berry, Donald Sanderson – West Parry Sound Health Centre, Doug & Sharon Link, Gerry Ramsay – Connor Industries, Harold Fisher, Ingrid & Ernie Muller, J Scott, James Keiller, Janet Degen, Jim Beatty, John Bondrager, Judy Keiller, Kaarina Malmstrom, Martin Chepesiuk, Michael Schmitt, Nicole Mailloux, Paul Stauffer, Philip DiFonzo, Rankin Lake Properties Owners Association Inc., Rita van der Heiden, Stefan Buszynski, Three Lakes Ratepayers Association Inc., Tim Fuchs, Tim West and William Owen. Removal of 13. Closed Session item b) Nominations – WPS OPP Detachment Board Representatives as the process is under review.

#### **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. 2025-001**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Regular Meeting of Council held December 2<sup>nd</sup>, 2024 as circulated.”.

**CARRIED**

**Resolution No. 2025-002**

**Moved by:** Councillor Gail Finnon

**Seconded by:** Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adopt the Minutes of the Special and Closed Session Meetings of Council held December 9<sup>th</sup>, 2024 as circulated.”.

**CARRIED**

**Resolution No. 2025-003**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Mario Buszynski

“**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 No. B-2024-0028-C (Caruso).
- Official Plan Amendment Application No. OPA-2024-0001-F and Zoning By-law Amendment Application No. R-2024-0027-F (K.C. Holdings Inc.).”.

**CARRIED**

The Mayor advised Council would now hold public meetings for proposed Consent, Zoning By-law Amendment and Official Plan 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 or Official Plan Amendment.

The Mayor advised anyone who wished to receive notice of a decision or notice of passing of a Zoning By-law Amendment, or Official Plan 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 No. B-2024-0028-C (Caruso) is to permit a boundary adjustment.

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 December 16<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 a revised site plan had been received from the Applicant.

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 verbal in-person submissions were received.

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

The Clerk advised Barbara Caruso, Frank Biamonte and Michael & Leo Hwozdyk had registered to speak to this application via electronic participation.

Barbara Caruso, the Applicant attended the meeting via electronic participation and explained the reasons for the application and advised she was there to answer any questions Council may have of her related to the application.

Leo Hwozdyk attended the meeting via electronic participation and provided a presentation and expressed his concerns with the application and the setbacks outlined in the application.

Neither Frank Biamonte nor Michael Hwozdyk attended the meeting.

The Mayor advised the purpose of Official Plan Amendment Application No. OPA-2024-0001-F and Zoning By-law Amendment Application No. R-2024-0027-F (K.C. Holdings Inc.) is to redesignate and rezone the lands to create a community comprised of: 5 commercial lots, 20 semi-detached residential lots, 26 '5-plex' residential lots and 17 single detached residential lots; this would result in a total of 187 residential units on 63 lots.

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 December 20<sup>th</sup>, 2024, and by posting on the Township of Seguin's website and by regular mail on December 19<sup>th</sup>, 2024. Notice was therefore considered to be provided in accordance with the requirements of the Planning Act.

Tim Cane of Huon Group Inc. a consultant for the Township of Seguin for these applications attended the meeting via electronic participation and provided a summary of the applications.

Kirby Hall representing the Applicant attended the meeting in-person and provided a brief presentation on the proposed development.

The Mayor asked if the Township had received any correspondence with respect to these applications.

The Clerk advised correspondence had been received from Ingrid & Ernie Muller, Michael Schmitt, Nicole Mailloux & Brian Hindley and John Bondrager.

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.

Mary Hunter attended the meeting in-person to address Council and express concerns related to the applications and the proposed development regarding potential affects on wells in the area. Mrs. Hunter requested her well water recovery rate and water quality be tested and noted both prior to and after the proposed development to ensure the proposed development does not negatively affect her well water.

Christine Reitzel attended the meeting in-person to address Council and express concerns related to the applications and the proposed development and to request fencing between her property and the proposed development, to request her well water recovery rate and water quality be tested and noted both prior to and after the proposed development to ensure the proposed development does not negatively affect her well water, to request assurance there would not be any towers located in the proposed development and to request all current height restrictions be adhered to in the proposed development.

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

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

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

**Resolution No. 2025-004**

**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:

- Consent Application No. B-2024-0028-C (Caruso).
- Official Plan Amendment Application No. OPA-2024-0001-F and Zoning By-law Amendment Application No. R-2024-0027-F (K.C. Holdings Inc.).”.

**CARRIED**

**Resolution No. 2025-005**

**Moved by:** Councillor Mario Buszynski

**Seconded by:** Councillor Ken Adams

**“THAT** the Council of The Corporation of the Township of Seguin does hereby grant provisional approval to Consent Application No. B-2024-0028-C (Caruso), subject to the conditions set out in the Decision.”.

**CARRIED**

Howard Wesley, Trustee for the Near North District School Board attended the meeting via electronic participation to provide a brief presentation on the Board’s facilities rationalization plans as they relate to the schools in the West Parry Sound area and to answer any questions Council may have of him related to the plans. Council thanked Mr. Wesley for his presentation.

David Williams and Phil Black representing the Rotary Club of Parry Sound attended the meeting in-person and addressed Council to provide information on the activities of the Rotary Club and to ask for a donation towards the Rotary Club’s Strikes Against Cancer Annual 3-Pitch Tournament. Council thanked Mr. Williams and Mr. Black for their presentation and advised that Council would consider the Club’s request for a donation during the consideration by Council of all donation requests received for 2025.

Nadine Hammond, Curator/Manager of the West Parry Sound District Museum attend the meeting via electronic participation and provided a presentation on activities at the Museum and projects to be undertaken in 2025. Ms. Hammond provided the Museum’s Business Plan and requested a donation towards the operational costs for the Museum. Council thanked Ms. Hammond for the

presentation and advised that Council would consider the Museum's request for a donation during the consideration by Council of all donation requests received for 2025.

**Resolution No. 2025-006**

**Moved by:** Councillor Gail Finnson

**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 January 13<sup>th</sup>, 2025 meeting of Council.

Fire Services:

- Report No. FS-2025-001, Renewal of the Fire Protection Agreement with the Township of The Archipelago.

Planning:

- Report No. PL-2025-001, Consent Application No. B-2024-0028-C (Caruso).
- Report No. PL-2025-003, Official Plan Amendment Application No. OPA-2024-0001-F and Zoning By-law Amendment Application No. R-2024-0027-F (K.C. Holdings Inc.).
- Report No. PL-2025-002, Zoning By-law Amendment Application No. R-2024-023-H (Northern Lakes Development).

Public Works:

- Confidential Staff Report No. WM-2025-001 Solid Waste Partnership.”.

**CARRIED**

**Resolution No. 2025-007**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

**“THAT** By-law No. 2025-003, Being a By-law to authorize the execution of an Agreement for Fire Protection Services (Crane Lake Area) between The Corporation of the Township of Seguin and The Corporation of the Township of The Archipelago, is hereby deemed to have been read a first, second and third time and passed by Council.”.

**CARRIED**

**Resolution No. 2025-008**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Mario Buszynski

**“THAT** By-law No. 2025-001, Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125 (Property Roll No. 4903-010-001-21600, Application No. R-2024-0023-H, Northern Lakes Development), is hereby deemed to have been read a first, second and third time and passed by Council.”.

**CARRIED**

**Resolution No. 2025-009**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Ken Adams

**“THAT** the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the 2025 Association of Municipalities of Ontario (AMO) Conference being held August 17<sup>th</sup> to 20<sup>th</sup>, 2025 in Ottawa, Ontario. Reimbursement of expenses will be as per Township Policy: Finnsion, MacDiarmid.”.

**CARRIED**

**Resolution No. 2025-010**

**Moved by:** Councillor Terry Fellner

**Seconded by:** Councillor Greg Getty

**“THAT** the Council of The Corporation of the Township of Seguin does hereby authorize the following Members of Council to attend the 2025 Federation of Northern Ontario Municipalities (FONOM) Conference being held May 5<sup>th</sup> to 7<sup>th</sup>, 2025 in North Bay, Ontario. Reimbursement of expenses will be as per Township Policy: Adams, Buszynski, Finnsion, MacDiarmid, Collins.”.

**CARRIED**

**Resolution No. 2025-011**

**Moved by:** Councillor Gail Finnsion

**Seconded by:** Councillor Terry Fellner

**“THAT** the Council of The Corporation of the Township of Seguin does hereby support the Parry Sound Curling Club’s funding application to the Northern Ontario Heritage Fund and the Ontario Trillium Foundation for accessibility improvements to the Curling Club building.”.

**CARRIED**

**Resolution No. 2025-012**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

**“THAT** the Council of the Corporation of the Township of Seguin does hereby appoint Councillor Greg Getty as the Council Representative on the Township of Seguin Committee of Adjustment for the 2025 term.”.

**CARRIED**

Council considered correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing regarding the proposed Municipal Accountability Act, 2024 and an Information Bulletin from the Township of Seguin's Integrity Commissioner, Suzanne Craig with a brief overview of Bill 241, the Municipal Accountability Act, 2024. Council received the documents as information.

**Resolution No. 2025-013**

**Moved by:** Councillor Mario Buszynski

**Seconded by:** Councillor Ken Adams

**“THAT** Seguin staff prepare a background document discussing the need, rationale, history, zoning specifics, ownership and present status of the MZO lands. This document should be made available to the public (including all lake

associations) in the Township by the end of February and a public meeting should be held at the Foley Agricultural Hall on the last weekend of March.”.

**WITHDRAWN**

Council directed staff to prepare a staff report to Council for the meeting of Council scheduled for March 3<sup>rd</sup> outlining the process to date re: the Ministerial Zoning Order area and proposed development and the next steps in the study.

**Resolution No. 2025-014**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Terry Fellner

“**THAT** By-law No. 2025-002, Being a By-law to authorize borrowing for the year 2025, is hereby deemed to have been read a first, second and third time and passed by Council.”.

**CARRIED**

**Resolution No. 2025-015**

**Moved by:** Councillor Terry Fellner

**Seconded by:** Councillor Gail Finnsen

“**THAT** By-law No. 2025-004, Being a By-law to authorize the execution of a Memorandum of Understanding (MOU) Prescribed Snowmobile Trail Land Use Permission between the South Seguin 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**

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. 2025-016**

**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 and the Addendum for the January 13<sup>th</sup>, 2025 Meeting of Council.”.

**CARRIED**

**Resolution No. 2025-017**

**Moved by:** Councillor Gail Finnsen

**Seconded by:** Councillor Terry Fellner

“**THAT** the Council of The Corporation of the Township of Seguin does hereby proceed to a closed meeting at 4:52 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:

- WEST Inc. – Advanced Waste Recovery.
- Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board:
  - Alleged Contravention of Township of Seguin Zoning By-law – 1089 Hwy 141.
- Personal matters about an identifiable individual, including municipal or local board employees:
  - Alleged Contravention of Township of Seguin Zoning By-law – 1089 Hwy 141.”.

**CARRIED**

**Resolution No. 2025-018**

**Moved by:** Councillor Gail Finson

**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 6:15 p.m.”.

**CARRIED**

**Resolution No. 2025-019**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Mario Buszynski

“**THAT** By-law No. 2025-006, Being a By-law to authorize the execution of a Waste Processing Agreement between WEST Inc. 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**

**Resolution No. 2025-020**

**Moved by:** Councillor Greg Getty

**Seconded by:** Councillor Mario Buszynski

“**THAT** By-law No. 2025-005, 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. 2025-021**

**Moved by:** Councillor Ken Adams

**Seconded by:** Councillor Greg Getty

“**THAT** the Council of The Corporation of the Township of Seguin does hereby adjourn this Meeting of Council at 6:16 p.m. to meet again on Monday, February 3<sup>rd</sup>, 2025 or at the call of the Mayor.”.

**CARRIED**

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***Ann MacDiarmid,  
Mayor***

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***Craig Jeffery,  
Clerk***

**DRAFT**