



## Seguin Township Report to Council

**Prepared for:** Township Council      **Department:** Development and  
Protective Services  
**Agenda Date:** March 5<sup>th</sup>, 2018      **Report No:** DPS-PL-2018-022

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**Application Complete:** January 2<sup>nd</sup>, 2018  
**Number of Days to Public Meeting:** 64 Days  
**APPLICATION NO.:** B-2018-0002/3/4/5/6/7-F  
**Owner(s):** Kimberley Danielson and Allen Zee  
**Agent:** Joel W. Kennedy  
**Subject Lands:** Con 2 S Pt Lot 15 Incl  
Rp; 42R10076 Part 5 Rem Pcl  
1379;SS.  
**Civic Address** 589 WA Forget Lake (Benefitting  
Lands)  
**Roll No.:** 4903-030-001-02901 (Benefitting  
Lands)

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### **1.0 Recommendation:**

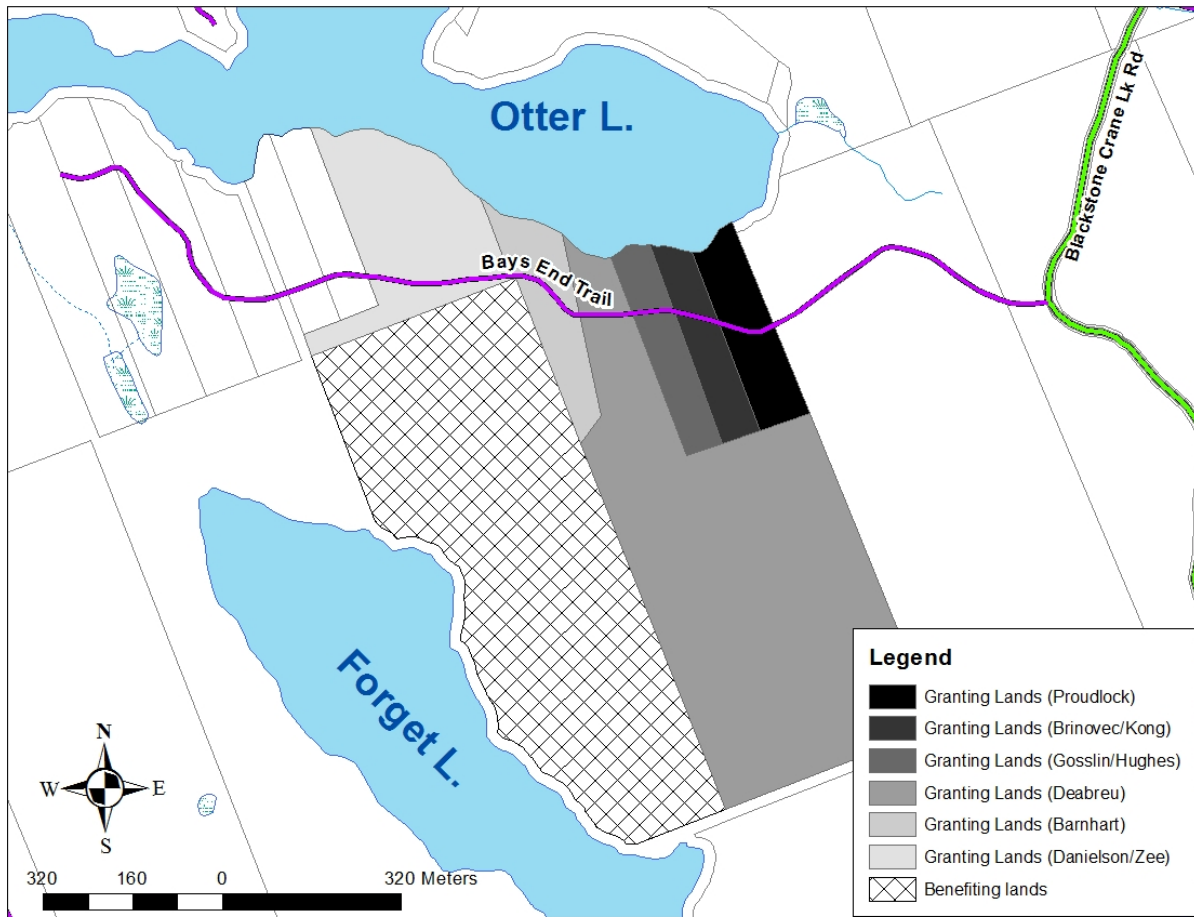
That Council receives this Information Report, hold a Public Meeting, and direct staff to prepare a Recommendation Report on the merits of the proposal for an upcoming Council meeting.

### **2.0 Background & Property Description:**

The land is surrounded by the following land uses:

North: Shoreline Residential  
South: Rural Residential and Forget Lake  
East: Shoreline Residential and Rural Residential  
West: Rural Residential

Key Map – Subject Lands



**Official Plan Designation:** Shoreline Area and Rural and Resource Area

**Zoning:** Limited Service Residential

**Access:** Existing – Water Access through Forget Lake

**Lot Area:** 83 Acres

**Frontage:** 700 metres on Forget Lake

**Existing Development:**

- Cottage
- Dock

### 3.0 Comments:

#### 3.1 Seguin Department Comments

**CAO:** No Comment.

**Clerk:** No Comment.

**Building:** Currently classified as water access lot.

**Fire/By-law:** No Comment.  
**Public Works:** No Comment.  
**Treasury:** No Comment

#### **4.0 Land Use Planning Policy:**

##### **4.1 Provincial Policy Statement (PPS) 2014**

Pursuant to Section 3 of the Planning Act, all planning decisions must be “consistent with” the policies of the PPS.

Section 1.1.4 of the PPS states that in rural areas located in municipalities permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses.

##### **4.2 Seguin Official Plan**

The subject Property is designated as Rural and Resource Area and Shoreline Area. In the Rural and Resource Area the Official Plan permits private roads and rights-of-way provided that natural and cultural heritage features are not negatively impacted.

Permitted uses in the Shoreline Area include low density residential uses, recreational and tourist commercial uses, small scale industrial uses servicing the waterfront community, and parkland/natural areas.

Section E of the Seguin Official Plan contains policies with respect to the creation of rights-of-way. Rights-of-ways are permitted to be created should the removal, modification, or other disruption of natural features and landscapes not be required.

Policy E.1.3 - Private Roads states that private roads are lanes, roads or right-of-ways providing access to two or more lots maintained by private individuals or Condominium Corporations.

##### **4.3 Zoning By-law 2006-125**

The subject lands are zoned Limited Service Residential (LSR) Zone. Permitted uses in the LSR Zone include cottages and single detached dwellings, and where permitted, associated accessory structures such as boathouses, docks, gazebos, and guest cabins.

The granting lands are shoreline parcels, with frontage on Otter Lake and are accessed from Bays End Trail, a private road. The benefitting lands have

700 metres of frontage on Forget Lake. The benefitting lands have previously been granted right-of-way over the properties to the east (Roll No. 4903-030-001-01300 and 4903-030-001-01200) in 2016 (application B-2016-0028 and B-2016-0029). The applicant is now looking to complete the right-of-way over Bays End Trail to allow land access to the benefitting lands.

## 5.0 Conclusion:

Recent changes to the Planning Act require Council to duly consider the comments received from agencies and the public during consideration of development applications. It is recommended that this report should be received and public be given consideration. As the direction of Council, Staff will prepare a recommendation report on the merits of this proposal for future consideration.

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### Respectfully submitted



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Madeline Snow  
Planner

### Reviewed



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Adam Kozlowski, MCIP, RPP  
Senior Planner



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Steve Stone, MSc, BES, MCIP, RPP  
Director of Planning and  
Development



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Chris Madej, MA, MCIP, RPP  
Chief Administrative Officer

### **Attachments:**

Schedule A: Sketch of Right-of-Way

AK/SS/CM/MS

PLAN 42R - 1/1/21

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

RECEIVED AND DEPOSITED	27 SEP 2006			
LAND REGISTRAR FOR THE LAND TITLES AND THE REGISTRY DIVISIONS OF PARRY SOUND				
I HEREBY CERTIFY THAT THIS PLAN IS DEPOSITED UNDER THE LAND TITLES ACT AND THE REGISTRY ACT.				
AUGUST 16, 2006				
R.C. HAWKINS O.L.S.				
LAND TITLES ACT				
PART(S)	PT LOT	CON	PN	INST
1	16	2	PT 52180-0083	PT 170543
2	16	2	PT 52180-0084	PT 133863
3	16	2	PT 52180-0085	PT 201975
4	15	2	PT 52180-0081	PT 205805
5	15	2	PT 52180-0129	PT 132556
REGISTRY ACT				
PART(S)	PT LOT	CON	PN	INST
6	14	1	PT 132556	PT 132556
7	14	1	PT 132556	PT 132556
8	14	1	PT 132556	PT 132556
9	14	1	PT 132556	PT 132556
10	14	1	PT 132556	PT 132556

NOTE: BEARINGS ARE ASTROMERIC AND ARE REFERRED TO THE EASTERLY LIMB OF PART 1 AS SHOWN ON PLAN 42R-7007 HAVING A BEARING OF N 21° 46' 50" W

**LEGEND**  
 ■ DENOTES SURVEY MONUMENT FOUND  
 SSB DENOTES STANDARD IRON SET  
 SSB DENOTES SHORT STANDARD IRON BAR  
 RP DENOTES ROCK POST  
 RB DENOTES ROCK BAR  
 LUM DENOTES LUMEN  
 LUM DENOTES LUMEN COMPANY LIMITED O.L.S.  
 LUM DENOTES T.A. BLUMER SURVEYING LTD. O.L.S.  
 LUM DENOTES P.F. FORP O.L.S.  
 1311

PLAN OF SURVEY OF  
 PART OF LOT 14, CONCESSION 1 AND  
 PART OF LOTS 15 AND 16,  
 CONCESSION 2, TOWNSHIP OF FOLEY,  
 GEOGRAPHIC TOWNSHIP OF FOLEY  
**TOWNSHIP OF SEGUIN**  
 DISTRICT OF PARRY SOUND  
 SCALE 1:1500  
 METRES  
 L.U. MAUGHAN COMPANY LIMITED  
 ONTARIO LAND SURVEYORS  
 5 MCMURRAY STREET, PARRY SOUND ONTARIO  
 P2A 1E6 (705)-746-5805 FAX 746-7276  
 PROJECT 0019 PLAN No. 2586 FILE No. 017

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF AUGUST, 2006.  
 R.C. HAWKINS  
 PARRY SOUND, ONTARIO ONTARIO LAND SURVEYOR

