



Seguin Township Report to Council

Prepared for: Township Council **Department:** Development and
Protective Services
Agenda Date: March 5th, 2018 **Report No:** DPS-PL-2018-023

Application Complete: February 7th, 2018
Number of Days to Public Meeting: 26 Days
APPLICATION NO.: B-2018-0008-H
Owner(s): John Applegath and Jane
Thompson
Agent: Matthew Angus
Subject Lands: Con 1 Pt Lot 33 Rp PSR114; Parts 2
To 7 & 10 To 12; Subject To R-O-W
Civic Address 37 Cockburn Lane
Roll No.: 4903-010-005-01100

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.

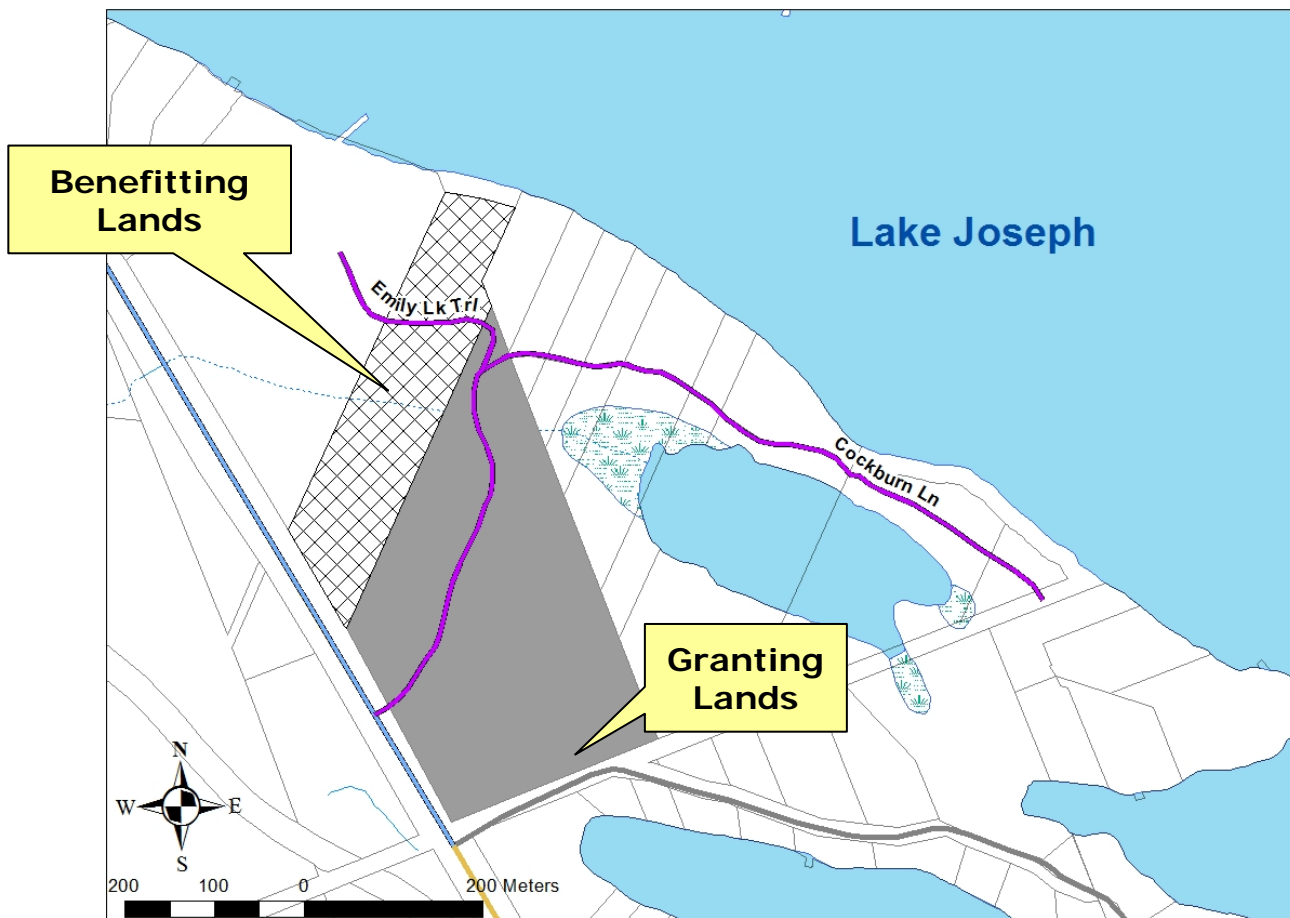
2.0 Background & Property Description:

The purpose and effect of the proposed Consent application B-2018-0008-H is to provide right-of-way access to the Benefitting Lands at 7 Emily Lake Trail (property roll no. 4903-010-005-01000) over the Granting Lands (property roll no. 4903-010-005-01100). The benefitting lands at 7 Emily Lake Trail have existing access by way of private road and are now seeking an additional access lane.

The land is surrounded by the following land uses:

North: Shoreline Residential
South: Residential
East: Shoreline Residential
West: Residential

Key Map – Subject Lands



Official Plan Designation: Shoreline Area
Zoning: Shoreline Residential One (SR1) Zone
Access: Private Road
Lot Area: 10 Hectares
Frontage: N/A
Existing Development: None

3.0 Comments:

3.1 Seguin Department Comments

CAO: No Comment.
Clerk: No Comment.
Building: No Comment.
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 generally 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, including cottages and single family dwellings.

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 where the removal, modification, or other disruption of natural features and landscapes is not required.

Policy E.1.3 – This policy 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 Shoreline Residential One (SR1) Zone. Permitted uses in the SR1 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 a vacant back lot parcel with no frontage on Lake Joseph. The benefitting lands has 80 metres of frontage and is 4.8 hectares in size. 7 Emily Lake Trail (the benefitting lands) already has access through an existing private

road, contains two cottages and a boathouse and is now seeking an additional access way through the proposed right-of-way.

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 directed by Council, Staff will prepare a recommendation report on the merits of this proposal for future consideration.

Respectfully submitted



Madeline Snow
Planner

Reviewed



Adam Kozlowski, MCIP, RPP
Senior Planner



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



Chris Madej, MA, MCIP, RPP
Chief Administrative Officer

Attachments:

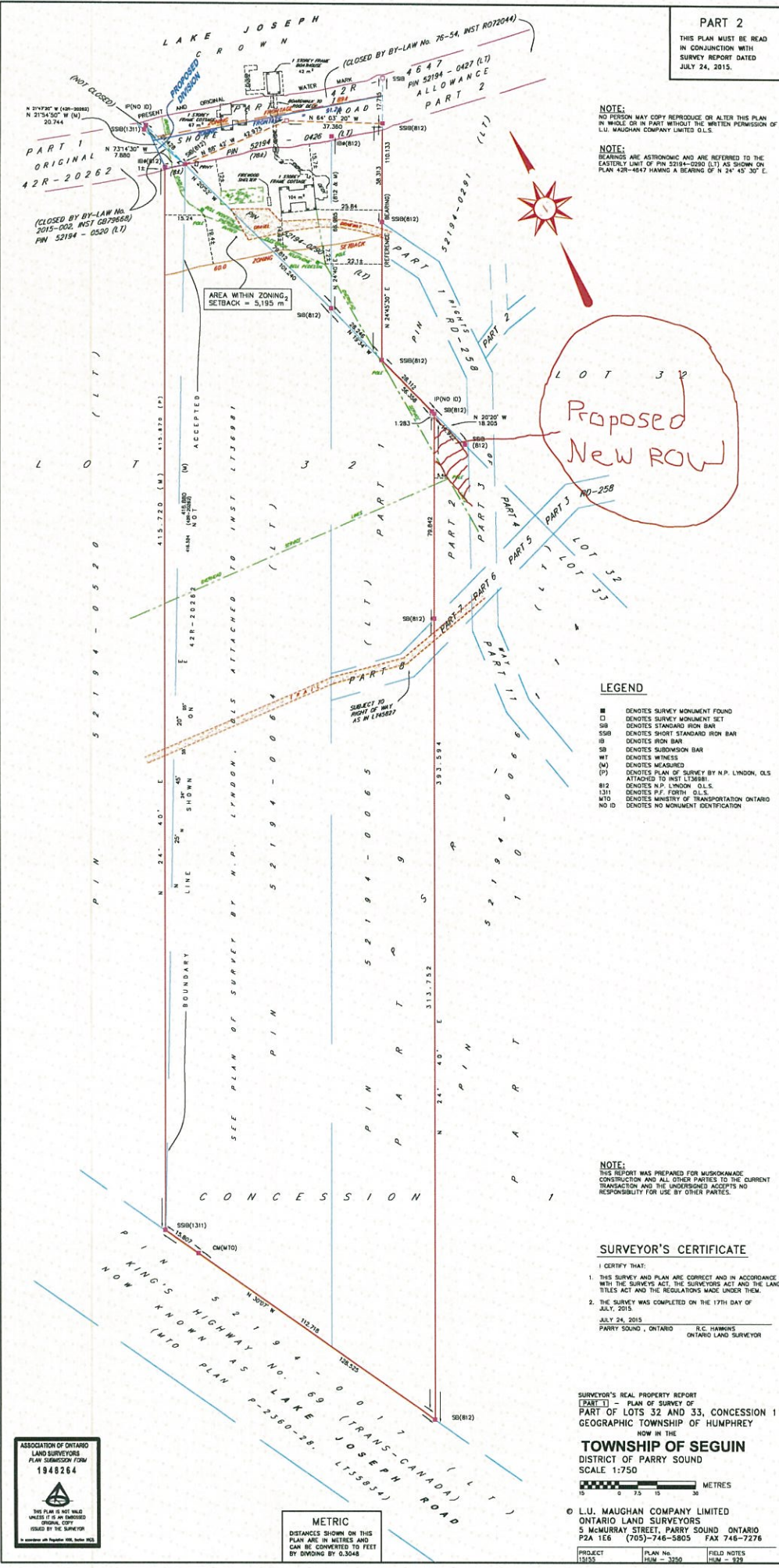
Schedule A: Sketch of Proposed Right-of-Way

AK/SS/CM/MS

PART 2
 THIS PLAN MUST BE READ
 IN CONJUNCTION WITH
 SURVEY REPORT DATED
 JULY 24, 2015.

NOTE:
 NO PERSON MAY COPY, REPRODUCE OR ALTER THIS PLAN
 IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF
 L.L. MAUGHAN COMPANY LIMITED, O.L.S.

NOTE:
 BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE
 EASTERLY LIMIT OF PIN 52194-0290 (LT) AS SHOWN ON
 PLAN 42R-0447 HAVING A BEARING OF N 24° 45' 30" E.



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - SB DENOTES SUBDIVISION BAR
 - WT DENOTES WITNESS
 - (M) DENOTES MEASURED
 - (P) DENOTES PLAN OF SURVEY BY N.P. LYNDON, O.L.S.
 - (L) DENOTES PLAN OF SURVEY BY N.P. LYNDON, O.L.S.
 - B12 DENOTES P.F. FORTH, O.L.S.
 - L311 DENOTES P.F. FORTH, O.L.S.
 - M10 DENOTES MINISTRY OF TRANSPORTATION ONTARIO
 - NO ID DENOTES NO MONUMENT IDENTIFICATION

NOTE:
 THIS REPORT WAS PREPARED FOR SUBSEQUENT
 CONSTRUCTION AND ALL OTHER PARTIES TO THE CURRENT
 TRANSACTION AND THE UNDERSIGNED ACCEPTS NO
 RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 17TH DAY OF JULY, 2015.

JULY 24, 2015
 PARRY SOUND, ONTARIO R.C. HAWKINS
 ONTARIO LAND SURVEYOR

SURVEYOR'S REAL PROPERTY REPORT
 [PART 1] - PLAN OF SURVEY OF
 PART OF LOTS 32 AND 33, CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF HUMPHREY
 NOW IN THE
TOWNSHIP OF SEGUIN
 DISTRICT OF PARRY SOUND
 SCALE 1:750

© L.L. MAUGHAN COMPANY LIMITED
 ONTARIO LAND SURVEYORS
 5 MCMURRAY STREET, PARRY SOUND ONTARIO
 P2A 1E6 (705)-746-5805 FAX 746-7276

PROJECT	PLAN No.	FIELD NOTES
13035	150M - 3290	150M - 329



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