



**Seguin Township  
Report to Council**

**Prepared for:** Township Council      **Department:** Development and Protective Services  
**Agenda Date:** April 3<sup>rd</sup>, 2018      **Report No:** DPS-PL-2018-036

**Application Complete:** February 7<sup>th</sup>, 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** Vacant Lands – Cockburn Lane  
**Roll No.:** 4903-010-005-01100

**1.0 Recommendation:**

**A) THAT** Consent Application B-2018-0008-H be Provisionally Approved, subject to the Township’s standard conditions of approval, including but not limited to the following conditions:

1. That this approval is for right-of-way over the Granting Lands (Vacant Backlot Parcel) to provide legal access to the Benefitting Lands at 7 Emily Lake Trail.

Application	Benefitting Property Roll/ Civic Address	Width (m) +/-
B-2018-0008-H	4903-010-005-01100 / 7 Emily Lake Trail	20 metres

2. The owner shall have delivered to the Planning Official the following:
  - (i) A plan of survey prepared by an Ontario Land Surveyor (submit 1 hard copy and an electronic version in Adobe Acrobat pdf format) indicating the right-of-way. All dimensions are to be provided in metric units.

- (ii) Three copies in registrable form of the document conveying the rights-of-way parcel so that final consent may be endorsed thereon by the Planning Official.
- 3. That the Deed Stamping and Review Fee of \$150.00 per deed with respect to these applications shall have been paid for by the applicant.
- 4. That all Municipal taxes to date shall be paid in full.
- 5. That all Township fees and disbursements (legal, engineering, planning), if any incurred by the Township with respect to this application shall be paid for by the owner.

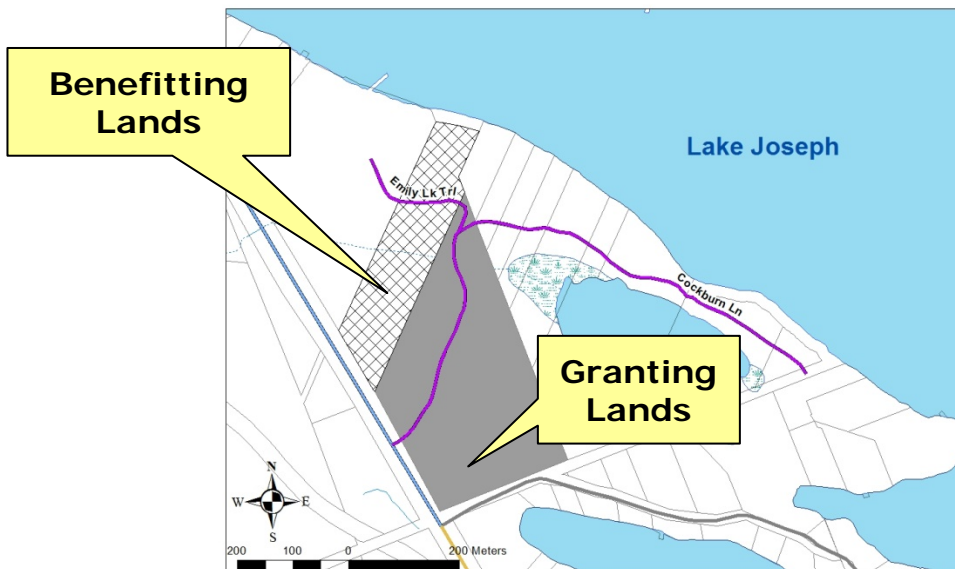
**2.0 Background & Property Description:**

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**

There are no matters of Provincial interest associated with the proposed right-of-way.

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

The subject property is designated as Shoreline Area. Rights-of-way are permitted in accordance with the policies listed in *Section E – Transportation and Servicing* of the Seguin Official Plan.

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

The subject lands are zoned in Shoreline Residential One (SR1) Zone.

### **5.0 Conclusion**

The proposed right-of-way will establish a second legal access over an existing private road. Staff have no objection to the approval of the proposed right-of-way as the application represents good planning.

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**Respectfully Submitted By:**

**Reviewed By:**



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**Madeline Snow  
Planner**

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**Adam Kozlowski, MCIP, RPP  
Senior Planner**



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



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**Chris Madej, MCIP, RPP  
CAO**

**Attachments:**

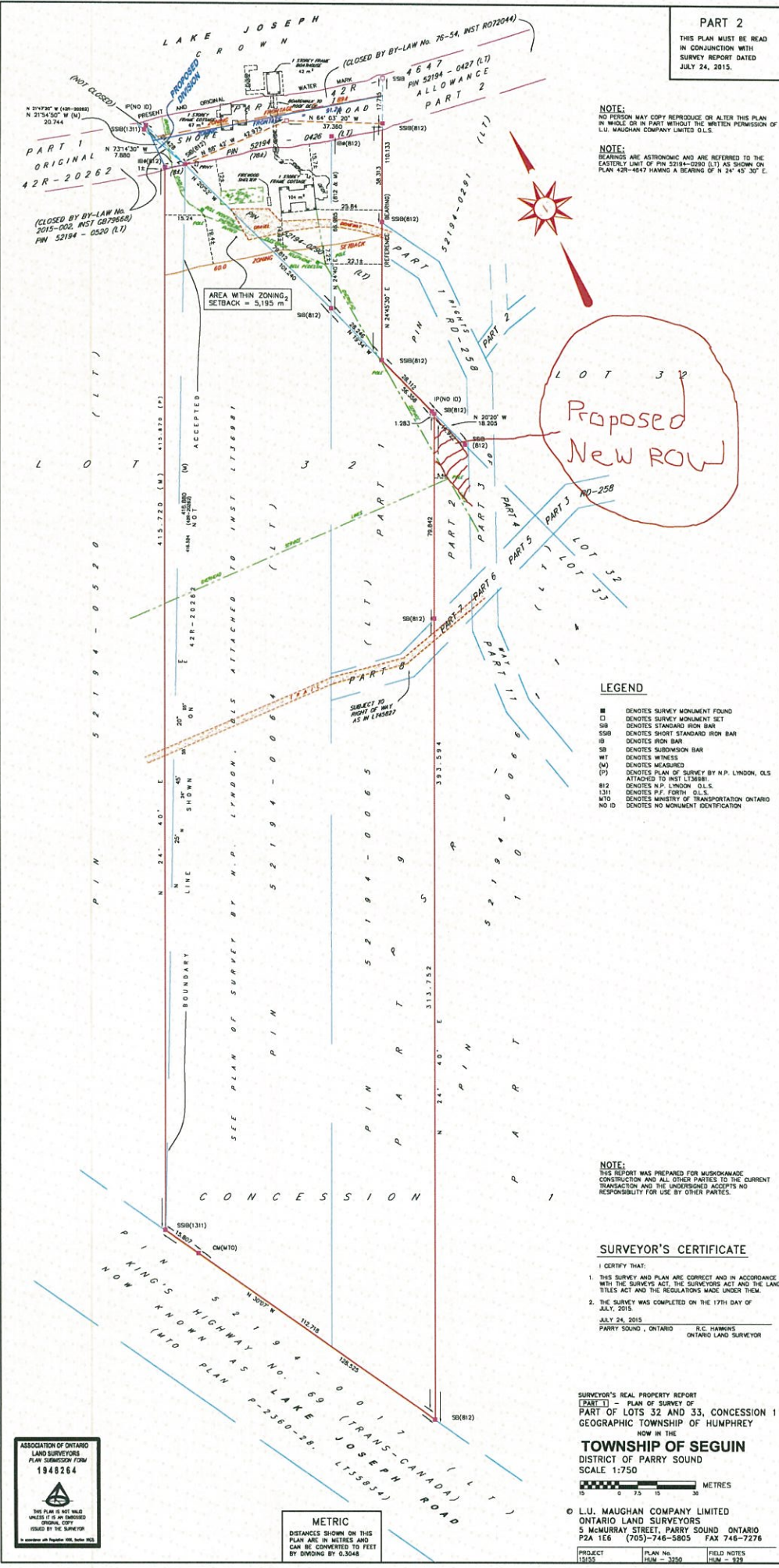
Schedule A: Sketch of Proposed Right-of-Way

MS/ak/ss/cm

**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 ASTRONOMIC 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**

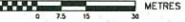
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- SB DENOTES SUBDIVISION BAR
- WT DENOTES WITNESS
- (M) DENOTES MEASURED
- (P) DENOTES PLAN OF SURVEY BY N.P. LYNDON, O.L.S.
- (L) DENOTES PLAN OF SURVEY 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:  
 1. 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.  
 2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF  
 JULY, 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
18135	150M - 3290	150M - 329



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