



Seguin Township

Report to Council

Prepared for: Township Council

Department: Development and
Protective Services

Agenda Date: April 3rd, 2018

Report No: DPS-PL-2018-040

Application Complete:	February 20 th , 2018
No. of days to Public Meeting:	42 Days
APPLICATION NO.:	R-2018-0001-C
Owners:	Stephen Day
Agent:	N/A
Subject Lands:	Con 1 Pt Lot 35 Plan; PSR-2093 Part 29 Pcl 17122; S/S
Civic Address	No Address – Vacant Parcel (Associated Shoreline Parcel – 29 Johnston Road)
Roll No.:	4903-040-004-01831
Related Planning Applications:	N/A

1.0 Recommendation:

THAT Council receives this report for information, hear public and agency comments, and direct staff to prepare a recommendation report for future Council consideration.

2.0 Background & Property Description:

THE PURPOSE AND EFFECT of the proposed Zoning By-Law Amendment is to rezone a 0.86 hectare parcel to permit the construction of an accessory structure in the absence of a primary permitted use. The owner of the parcel also has a shoreline lot with frontage on Horseshoe Lake at 29 Johnston Road. The parcel, which is proposed to be rezoned, and shoreline lot are separated by Johnston Road, a private road. The subject lands would be rezoned to the Rural Residential – Exception (RR-XX Zone). The proposed garage would otherwise comply with all the provisions of the Zoning By-law.

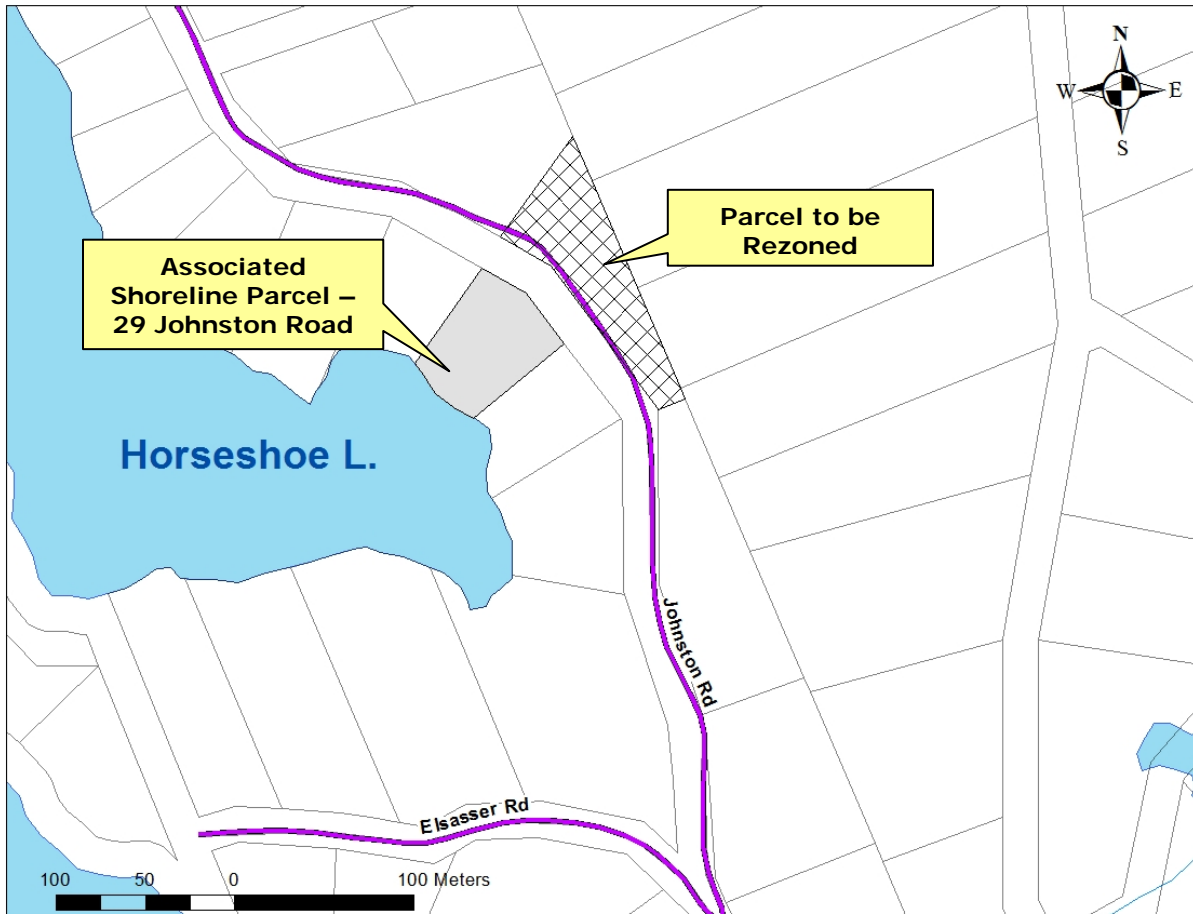
The land is surrounded by the following land uses:

Planning Report DPS-PL-2018-040

Page 1 of 4

North: Shoreline Residential
South: Shore Residential
East: Rural Residential
West: Horseshoe Lake

Figure 1 – Key Map



Official Plan Designation: Shoreline Area and Rural and Resource Area

Zoning: Limited Service Residential (LSR) and Rural Residential (RR)

Access: Johnston Road – Privately Maintained Road

Lot Area: Parcel to be Rezoned – 0.57 ha/1.4 Acres

Associated Shoreline Parcel – 0.4 ha/1 Acre

Frontage: Parcel to be Rezoned – 130 metres on Johnston Road

Associated Shoreline Parcel – 48 Metres on Horseshoe Lake

Existing Development: Parcel to be Rezoned – None

Associated Shoreline Parcel – Cottage

3.0 Comments:

3.1 Seguin Department Comments

CAO: No objection.

Clerk: No objection.

Building: No objection.

Fire/By-law: No objection.

Public Works: No objection.

Treasury: No objection.

4.0 Land Use Planning Policy:

4.1 Provincial Policy Statement (PPS) 2014

Section 1.1.4.1 a) to g) contains general policies with respect to development in Rural Areas in Municipalities, including the protection of agricultural operations, ensuring development is compatible with surrounding rural character, and promotion of recreational and tourism uses.

4.2 Seguin Official Plan

The subject lands are designated Shoreline Area by the Official Plan. Section C.3.1.2 of the Official Plan indicates that *"Permitted uses on lands designated Shoreline Area...include a) low density residential uses...etc."*. The Official Plan also permits accessory structures to the principal permitted use, such as sleeping cabins and detached garages.

4.3 Zoning By-law 2006-125

Section 4.1.1 speaks to permitted uses of accessory structures in Seguin. This regulation states:

Where this By-law allows a use on a lot, a building or structure may be erected in conjunction with that use. In addition, any accessory building or structure may be included provided that a valid building permit for the main building/use, if required, is issued or that the main building/use or structure is already in existence on the lot.

Provisions surrounding accessory structures, including height, size and setback requirements, are outlined in Sections 4.1.2 to 4.2.12. Section 4.1.6 outlines the requirements for *Garages and Other Accessory Buildings or Structures*.

The lands are zoned Limited Service Residential (LSR) Zone and Rural Residential (RR) Zone. The permitted uses in the Limited Service Residential Zone include detached dwellings, cottages, home occupation and accessory structures (such as garages, storage sheds, sleeping cabin, etc.) The permitted uses in the Rural Residential Zone are detached and secondary dwelling units, group home 1 and home occupations.

6.0 Conclusion:

The Planning Act requires Council to duly consider the comments received from agencies and the public when evaluating the merits of development applications. It is recommended that this report should be received and public and/or agency comments be given consideration. As the direction of Council, Staff will prepare a recommendation report on the merits of this proposal for future consideration.

Respectfully Submitted By:



**Madeline Snow
Planner**

Reviewed By:



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



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



**Chris Madej, MCIP, RPP
CAO**

Attachments:

Schedule A: Site Sketch

MS/ak/ss/cm/hw

1 inch = 100 ft

