



# 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-2018-041

---

<b>Application Complete:</b>	February 28, 2018
<b>No. of days to Public Meeting:</b>	34
<b>APPLICATION NO.:</b>	B-2018-0010-C
<b>Owners:</b>	Elizabeth Ryan
<b>Agent:</b>	Bob Hawkins
<b>Subject Lands:</b>	SEGUIN CON 6 PT LOT 13 RP; 42R16147 PT PART 1 PARTS 2; TO 6
<b>Civic Address</b>	Granting lands: Vacant (Burkett Road) Benefitting lands: 192 Star Lake Road
<b>Roll No.:</b>	4903-040-002-01315

---

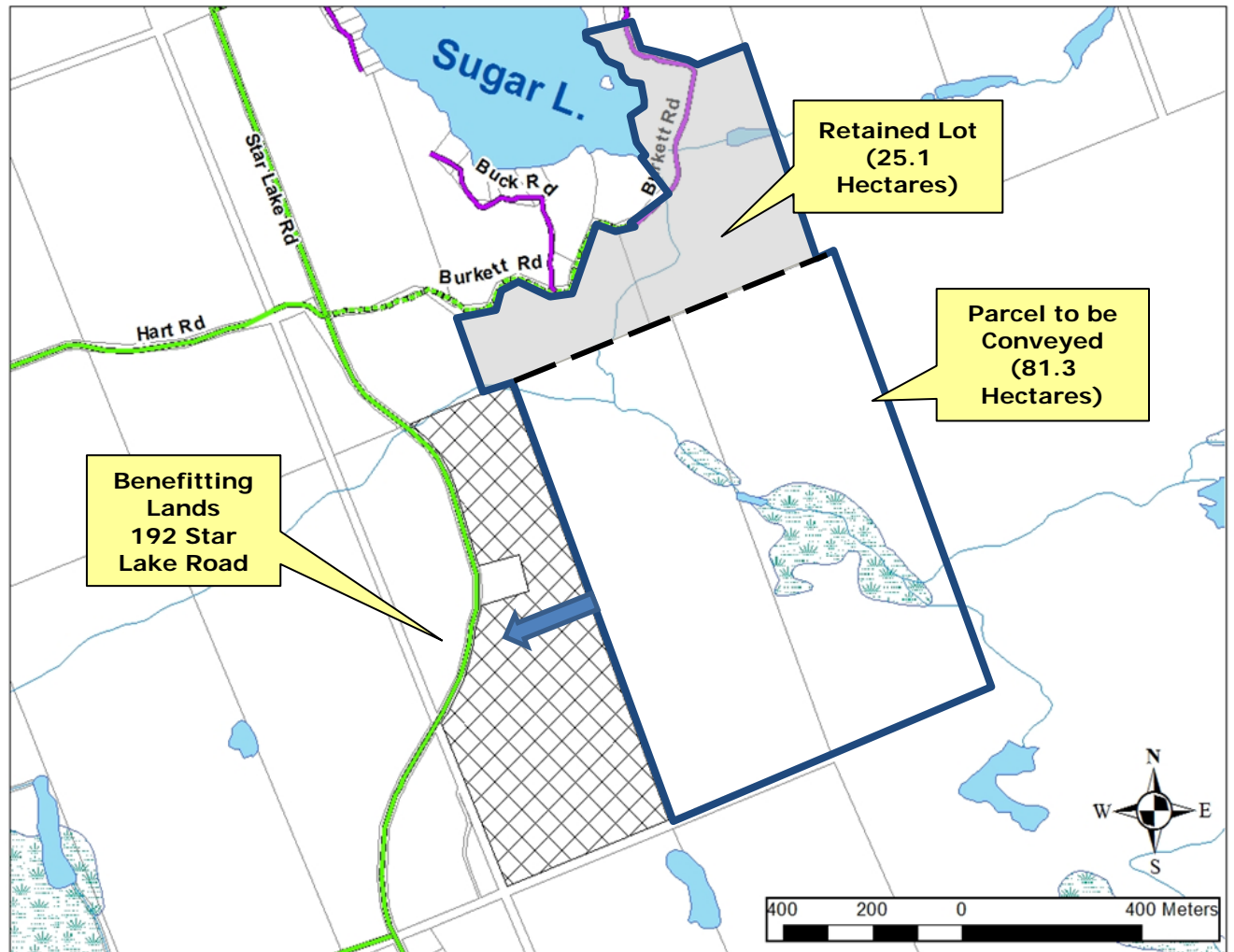
### **1.0 Recommendation**

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**

Application has been made for consent for a lot addition. This application proposes to add an 81.3 hectare parcel from the granting lands (Roll No. 4903-040-001-08100 and 4903-040-001-08200) to the benefitting lands (Roll No. 4903-040-001-08300). As a result of the lot addition, the benefitting lands would be increased in area from the existing 28.9 hectares to 110.2 hectares, with no changes in frontage on Star Lake Road. The retained parcel would be 25.1 hectares with no changes to the frontage of 287 metres on Sugar Lake. No new lot will be created as a result of this application.

### Key Map - Subject Land



The land is surrounded by the following land uses:

**North:** Sugar Lake

**South:** Rural lands

**East:** Rural lands

**West:** Rural lands

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

**Zoning:** Limited Service Residential (LSR) Zone, Rural (RU) Zone

**Access:** Star Lake Road (Municipal year round), Burkett Road (Private)

**Lot Area:** Retained Lands – 106.4 Hectares  
Benefitting Lands – 29 Hectares

<b>Frontage:</b>	Lot Addition – 81.3 Hectares Retained lands - 287 metres
<b>Existing Development:</b>	Benefitting lands – 700 metres Benefitting lands – detached dwelling

### **3.0 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**

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 lands are designated Shoreline Area and Rural & Resource Area by the Official Plan. Permitted uses include “low density residential uses; recreational and tourist commercial uses; small scale industrial uses servicing the waterfront community; and parkland/natural areas.

Policy B.12.2.2 - Boundary Adjustments states that a Consent may be granted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Council shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.

### 4.3 Zoning By-law 2006-125

The benefitting lands are zoned Rural (RU) Zone. The minimum required area for the RU Zone is 4 hectares, and the minimum frontage required is 120 metres. The portion of the retained lands fronting on Sugar Lake are zoned Limited Service Residential (LSR) Zone. The minimum required frontage and area are listed as "existing", where modifications to properties with this zone require review of Planning Staff. The Seguin Official Plan generally requires a minimum frontage of 90 metres and minimum lot area of 1 hectare for waterfront parcels. The retained lands currently have 287 metres of frontage on Sugar Lake, and would not change as a result of this application. The retained lands would be reduced in size to 25.1 hectares as a result of this application.

### 5.0 Conclusion

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

---

**Respectfully submitted**



---

Adam Kozlowski, MCIP, RPP  
Senior Planner

**Reviewed**



---

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



---

Chris Madej, MA, MCIP, RPP  
Chief Administrative Officer

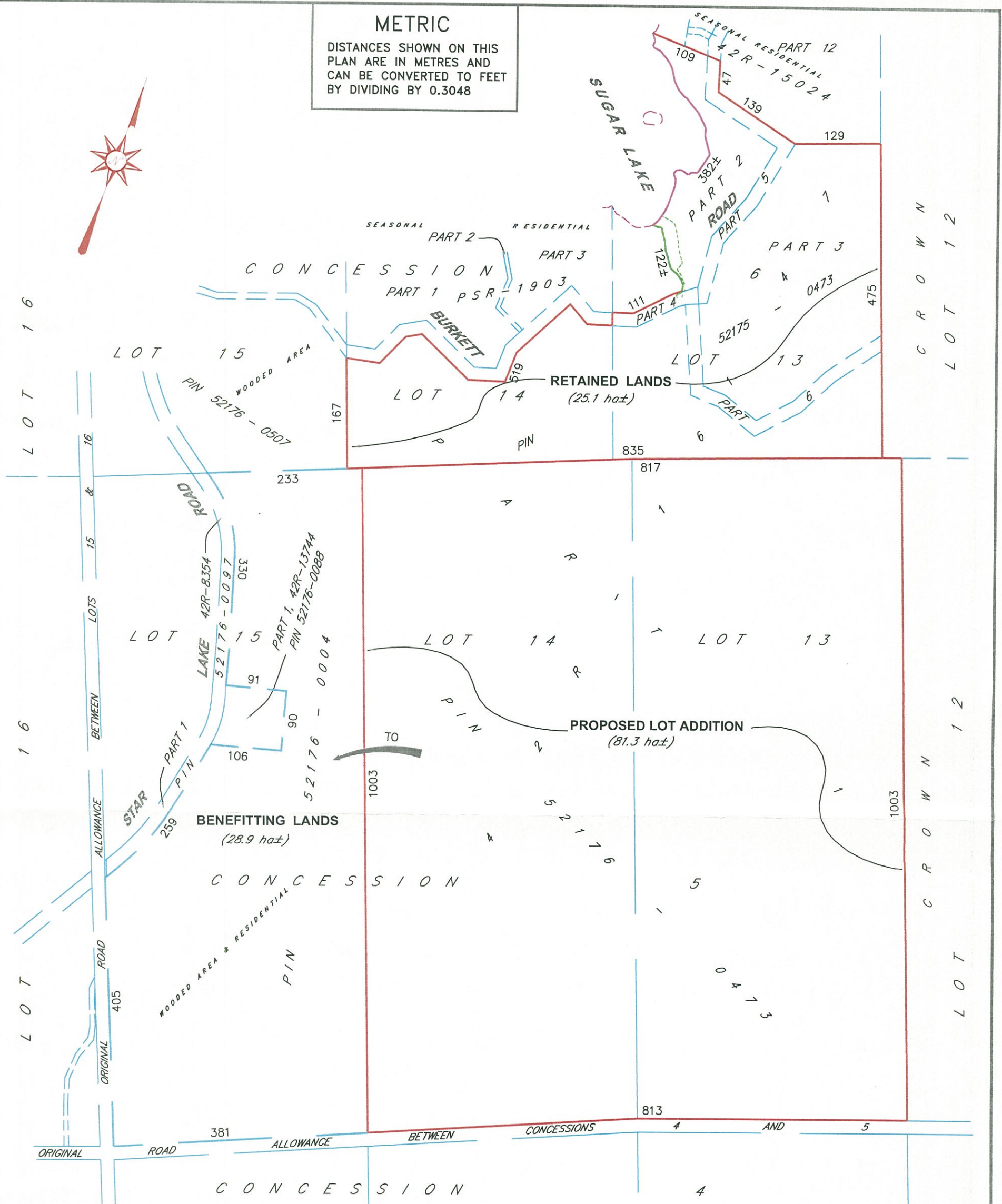
**Attachments:**

Schedule A: Surveyors Sketch

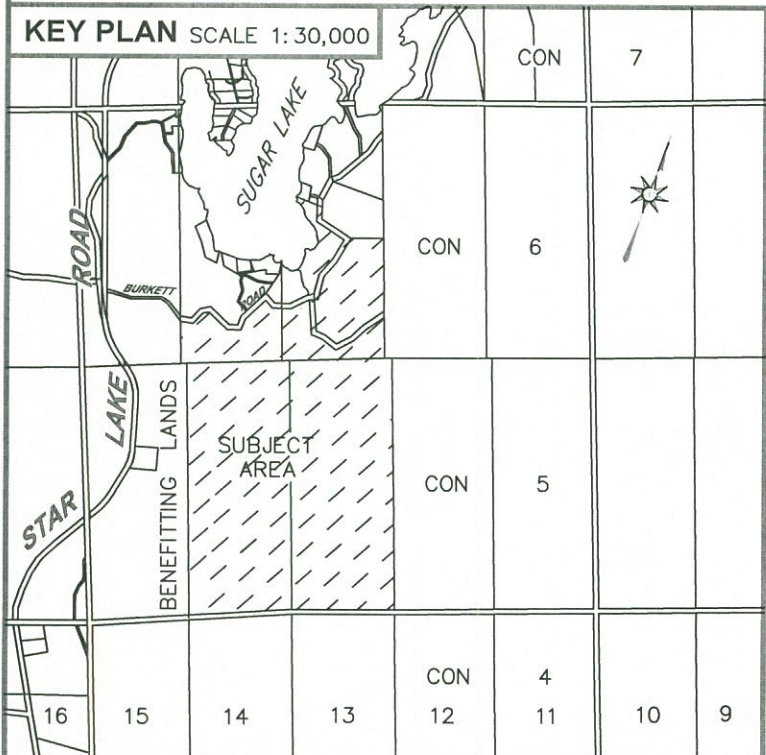
AK/SS/CM/HW/MS

**METRIC**

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



**KEY PLAN** SCALE 1:30,000



SKETCH FOR CONSENT APPLICATION  
 PART OF LOT 13 & 14 CONCESSION 6 AND  
 ALL OF LOTS 13 AND 14 CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF CHRISTIE

**TOWNSHIP OF SEGUIN**

DISTRICT OF PARRY SOUND  
 SCALE 1:6000



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

PROJECT 18030	PLAN No. N/A	FIELD NOTES N/A
------------------	-----------------	--------------------