



Seguin Township

Report to Council

Prepared for: Township Council

Department: Development and Protective Services

Agenda Date: April 16th, 2018

Report No: DPS-PL-2018-049

Application Complete:

February 28, 2018

Public Meeting:

April 3rd, 2018

APPLICATION NO.:

B-2018-0010-C

Owners:

Elizabeth Ryan

Agent:

Bob Hawkins

Subject Lands:

SEGUIN CON 6 PT LOT 13 RP; 42R16147 PT PART 1 PARTS 2; TO 6

Civic Address

Granting lands: Vacant (Burkett Road)

Benefitting lands: 192 Star Lake Road

Roll No.:

4903-040-002-01315

1.0 Recommendation

THAT Consent Application B-2018-0010-C for a lot addition be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions:

1. That this approval applies described as follows:

File	Type	Area (ha) +/-
B-2018-0010-C	LOT ADDITION	81.3

2. The owner shall have delivered to the Planning Official the following:

- (i) A plan of survey and/or a registerable description, prepared by an Ontario Land Surveyor (submitted in duplicate – 2 copies and an electronic version in Adobe Acrobat pdf format) indicating the parcel(s) (The severed parcels) to be conveyed including all rights-of-way to each parcel. All dimensions are to be provided in metric units.

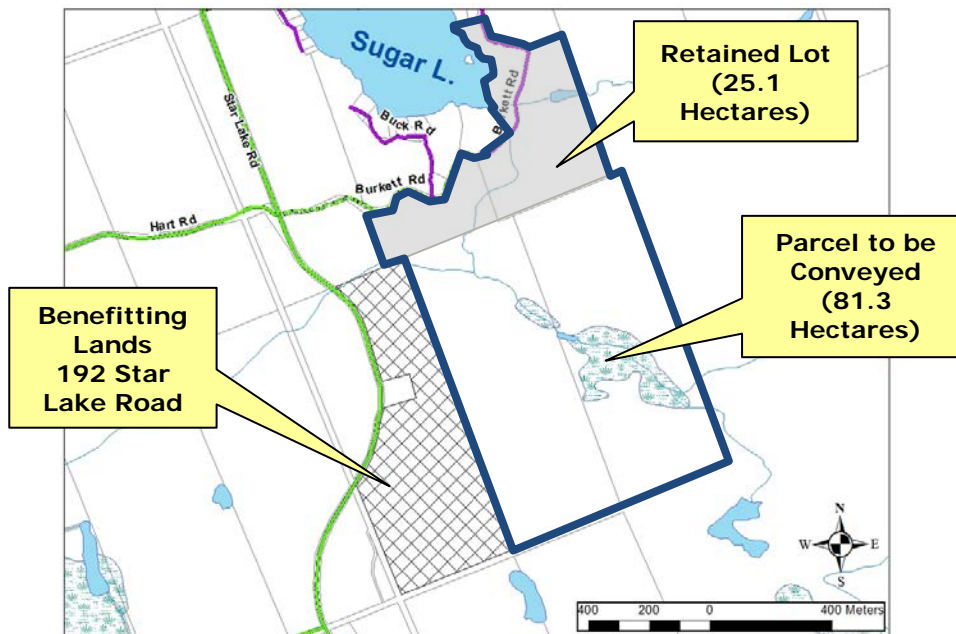
- (ii) Three copies in registrable form of the document conveying the severed parcel and right-of-way so the final consent may be endorsed thereon by the Planning Official.
- 4. That the Deed Stamping and Review Fee of \$150.00 per deed with respect to this application shall have been paid for by the applicant.
- 5. That all Municipal taxes to date shall be paid in full.
- 6. 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 application proposes to add an 81.3 hectare parcel from the granting lands to the benefitting lands. 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.

A Statutory Public Meeting was held on April 3, 2018. No written correspondence was received or verbal comments made with respect to this application. Staff Report DPS-PL-2018-041 is attached hereto for reference in Schedule A to this report.

Key Map - Subject Land



3.0 Analysis:

3.1 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. The proposed boundary adjustment is consistent with the PPS.

3.2 Seguin Official Plan

The subject lands are designated Rural & Resource Area and Shoreline 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.

The proposed lot addition conforms with the land division policies of the Seguin Official Plan.

4.0 Conclusion:

It is the Planning Department’s position that the application to permit a lot addition is consistent with the Provincial Policy Statement. The application will maintain the intent of land division policies of the Seguin Official Plan, provisions of the Zoning By-law, and represents good planning.

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: Staff Report DPS-PL-2018-041

AK/SS/CM/HW



Seguin Township

Report to Council

Prepared for: Township Council

Department: Development and
Protective Services

Agenda Date: April 3rd, 2018

Report No: DPS-PL-2018-041

Application Complete:

February 28, 2018

No. of days to Public Meeting:

34

APPLICATION NO.:

B-2018-0010-C

Owners:

Elizabeth Ryan

Agent:

Bob Hawkins

Subject Lands:

SEGUIN CON 6 PT LOT 13 RP; 42R16147 PT
PART 1 PARTS 2; TO 6

Civic Address

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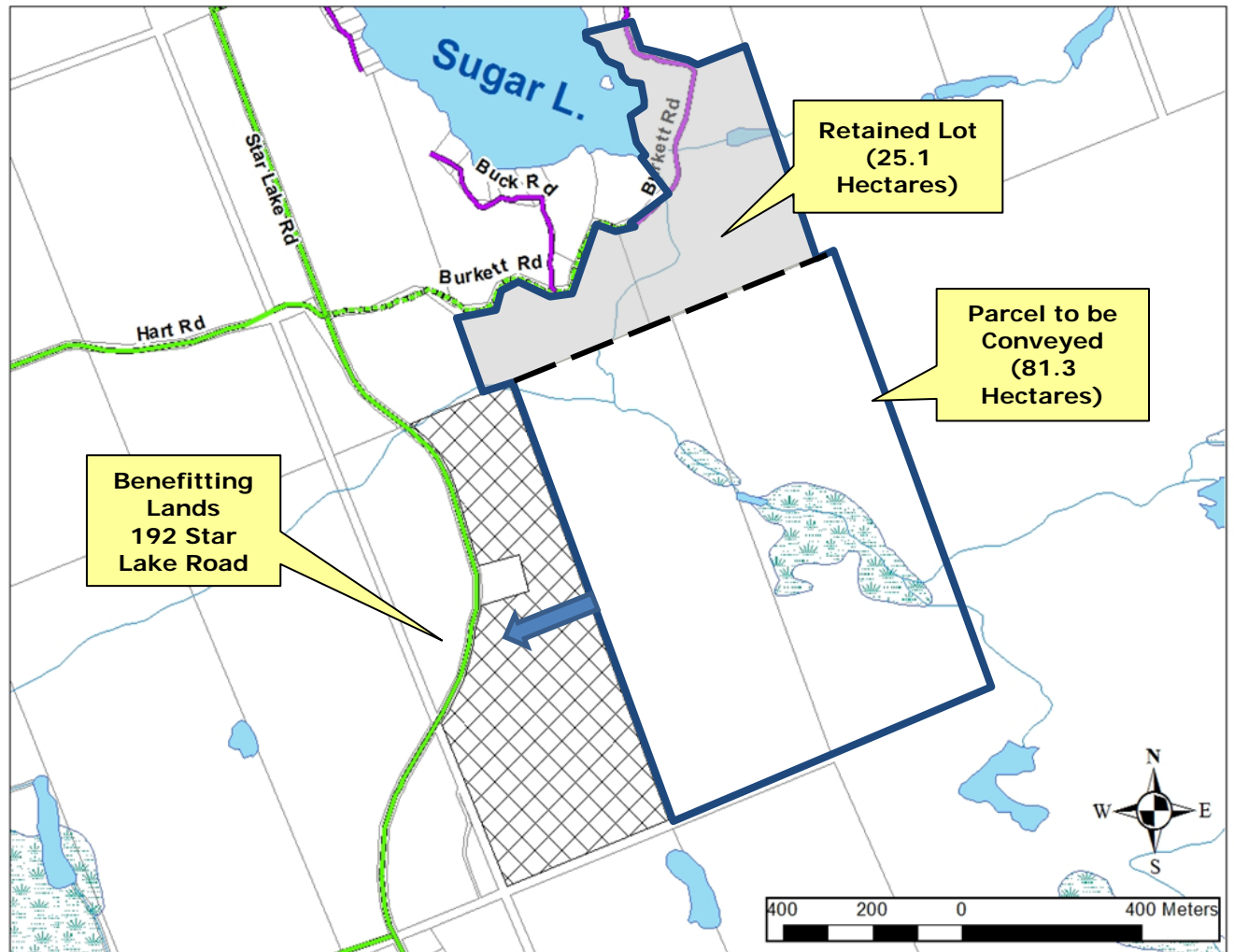
1.0 Recommendation

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

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

Frontage:	Lot Addition – 81.3 Hectares Retained lands - 287 metres
Existing Development:	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

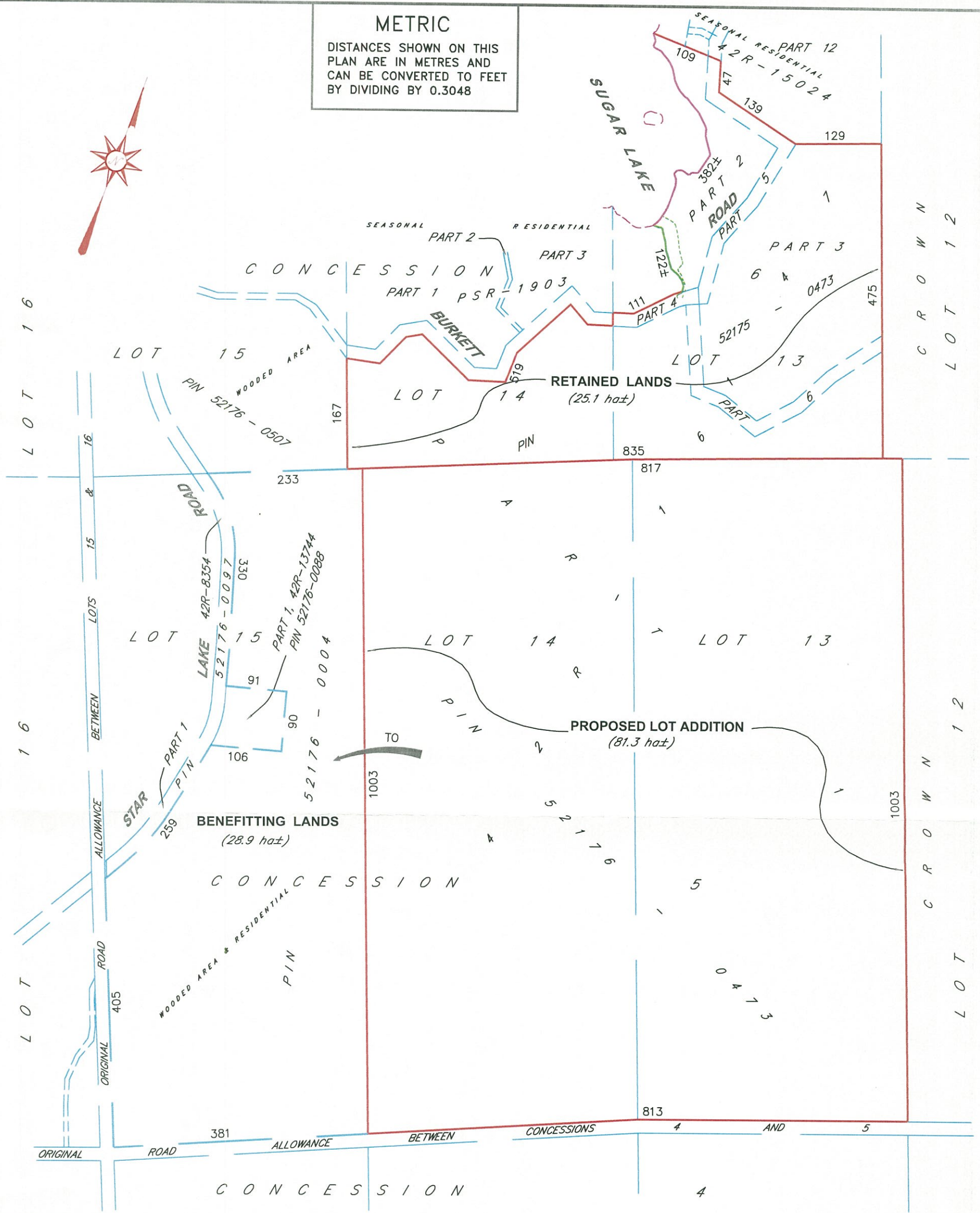
Attachments:

Schedule A: Surveyors Sketch

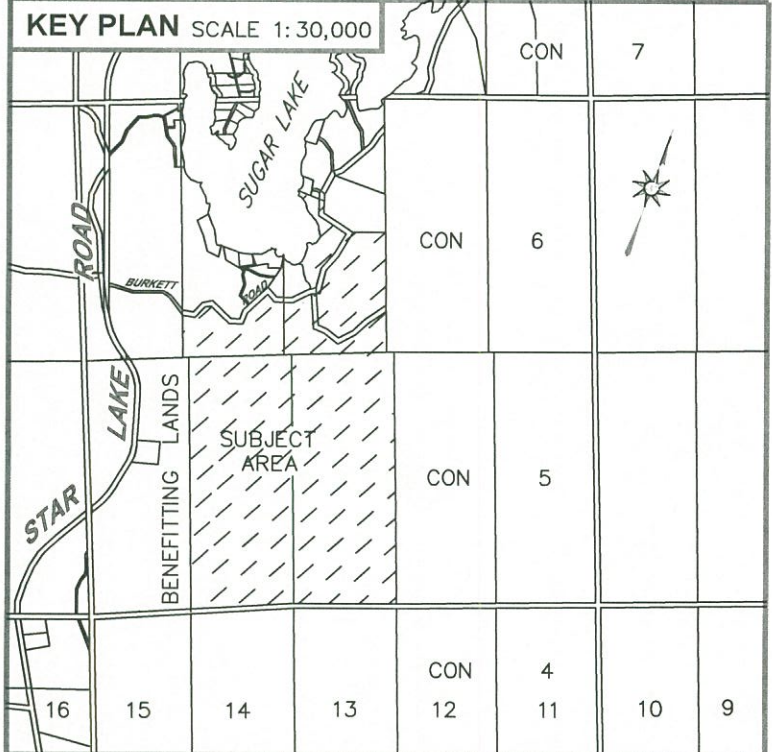
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METRIC

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
NOW IN THE

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
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