



# Seguin Township

## Report to Council

**Prepared for:** Township Council      **Department:** Development and Protective Services  
**Agenda Date:** October 1<sup>st</sup>, 2018      **Report No:** DPS-PL-2018-129  
**Application No:** B-2018-0030-C  
**Owner(s):** Alvin Watkinson  
**Subject Lands:** CHRISTIE CON 1 E PT LOT 14  
**Civic Address:** 172 Turtle Lake Road  
**Roll No.:** 4903-040-001-01400

### **1.0 Recommendation**

THAT Council receive 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 Consent application is to create a new rural lot. The proposed severed lot would have 800 metres of frontage on Star Lake Road and a lot area of 15.7 hectares. The retained lot would have 200 metres of frontage on Star Lake Road and 140 metres of frontage on Turtle Lake Road, and a lot area of 2.8 hectares. The retained lot would contain the existing single detached dwelling.

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

**Zoning:** Rural (RU) Zone

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

**Lot Area:** 18.5 hectares

**Frontage:** 149 metres (Turtle Lake Road), 1km (Star Lake Road)

**Existing Development:** Single detached dwelling

**Previous Planning Approvals:** B-2010-0006-C (Consent to create new lot).

Figure 1 – Key Map

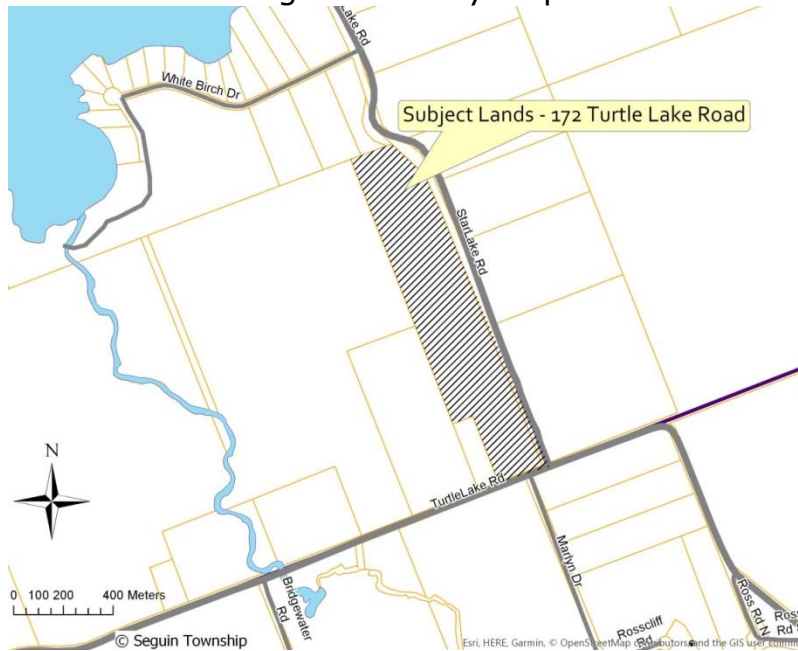
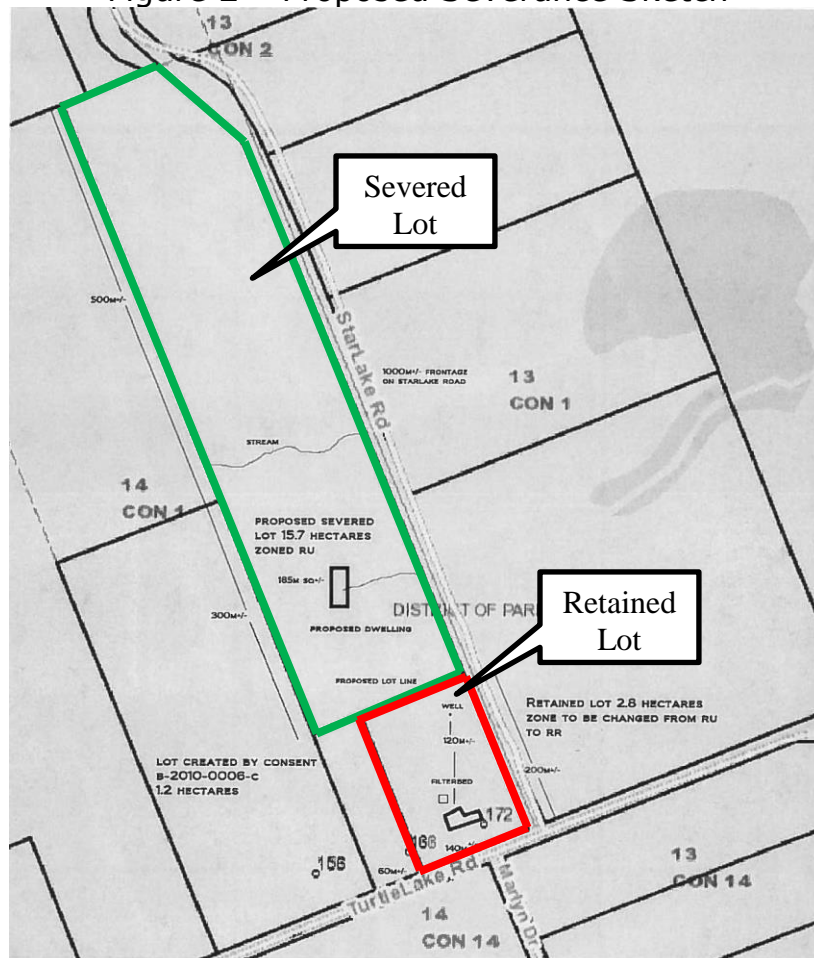


Figure 2 – Proposed Severance Sketch



### **3.0 Comments**

**CAO:** Application does not comply with Seguin Official Plan.

**Clerk:** No objection.

**Building:** Retained lot is undersized for Rural (RU) Zone.

**Fire/By-law:** No objection.

**Public Works:** No objection.

**Treasury:** No objection.

**Letters of support from:** R.G. Darlington, Heather Dobson & Louella Stickland, Eric Courriere, Lori Stevenson. (See Schedule B).

### **4.0 Land Use Planning Policy & Analysis**

#### **4.1 Provincial Policy Statement (PPS) 2014**

Section 1.1.5 of the 2014 Provincial Policy Statement (PPS) provides guidance with respect to development within *Rural Lands in Municipalities*. Permitted uses include resource-based recreational uses, home occupations and home industries.

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

The subject lands are designated Rural & Resource Area by the Official Plan. Permitted uses include "low density residential uses; small scale industrial and commercial uses, agriculture, and forestry".

Section B.12.2 NEW LOTS BY CONSENT - B.12.2.1 General Criteria lists requirements for new lot creation in all land use designations, such as frontage and area requirements, conformity to applicable Official Plan policies and the Planning Act, and servicing requirements. Prior to issuing provisional consent for a new lot for any purpose, Council or its delegate shall be satisfied that the lot to be retained and the lot (or lots) to be severed:

*a) conform to the specific land division policies contained in the land use designation sections of this Plan;*

In the Rural and Resource Area Designation, the following severance policies apply to the subject lands of this application:

B.12.2.5 Rural and Resource Area - New Lots for Residential Purposes

In accordance with the Growth Management Goals and Objectives of this Plan to focus growth to settlement areas and maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Township. Limited residential development the *Rural and Resource Area* will occur by consent. In this regard, lot creation by consent in the *Rural and Resource Area* will be limited to:

- c) A maximum of one severed lot and one retained lot on a parcel having an area less than 20 hectares, as existed on April 24, 2007.
- d) A maximum of 15 new lots may be created in the *Rural and Resource Area* Designation per calendar year.

In considering the creation of a new lot in the *Rural and Resource Area*, Council shall be satisfied that the proposed lot(s):

- i) should have a minimum lot area of 1.2 hectares;
- ii) should have a minimum lot frontage of 90 metres;
- iii) is located at least 300 metres from the limits of the shoreline of a high sensitivity, over-threshold lake, in accordance with Section B.3.1.1.1 a) and b) of the Official Plan or an at capacity Lake Trout Lake in accordance with Section B.3.2.1 b) of the Official Plan
- iv) Limited back lot development as defined in the policies of Section B.12.2.4 c) of the Official Plan shall be permitted subject to the new lot(s) having minimum lot area of 4 hectares, and a minimum frontage of 120 metres on a year-round maintained public road;
- v) Preserves natural vegetation in the front yard in order to maintain the rural character of the area.”

Section B.12.2.5 permits limited lot creation within the Rural and Resource Area designation of the Official Plan. Subsection c) permits one severance for lots with an area less than 20 hectares in size, provided that there has been no previous severance(s) from the lot after April 24, 2007 being the date that the current Seguin Official Plan came into force and effect.

Through pre-consultation, Staff have advised the applicant that a previous severance to create one new lot from the subject lands was initiated through Consent B-2010-0006-C, and approved on June 7, 2010. The Conditions of Consent were cleared and the lot was created on March 15, 2011. The Decision of Council is attached hereto for reference in Schedule A to this report.

As the subject lands have previously been severed after April 25, 2007 and in accordance with the requirements of Section B.12.2.5 c) of the Seguin Official Plan, the Applicant was informed that no further severance of the property is permitted.

## **5.0 Conclusion**

It is recommended that this report be received and public and/or agency 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**



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



Chris Madej, MA, MCIP, RPP  
Chief Administrative Officer

### **Attachments:**

Schedule A – Consent Decision B-2010-0006-C  
Schedule B - Letters of Support

AK/SS/CM



THE CORPORATION OF THE  
TOWNSHIP OF SEGUIN

COUNCIL DECISION re: CONSENT APPLICATION

TAKE NOTICE THAT the Council for The Corporation of the Township of Seguin considered the following Application for consent under Section 53 of the Planning Act, R.S.O. 1990, c. P.13 .

<b>SUBJECT:</b>	Consent Application B-2010-0006-C
<b>Owner(s):</b>	SMITH AUDLEY ALEX
<b>Agent(s):</b>	Paul Forth, OLS
<b>Location:</b>	CHRISTIE CON 1 E PT LOT 14 See Appendix for Additional Information
<b>Civic Address:</b>	172 TURTLE LAKE RD
<b>Assessment #:</b>	49-03-040-001-01400-0000

THE PURPOSE AND EFFECT of the Provisional Consent is to create one new residential lot on Turtle Lake Road

Land to be Retained

Area: 18.5 hectares +/- Frontage: 140 metres +/-

Lot 1 to be Severed

Area: 1.2 hectares +/- Frontage: 60 metres +/-

**LOCATION:** Geographic Township of Christie

**LOT:** 14 **CONCESSION:** 1

**DECISION:** PROVISIONAL APPROVAL

**DATE:** June 7, 2010

THE REASONS for Council's Decision are:

Given that the Minister of Municipal Affairs and Housing has delegated approval authority under Section 53 of the Act to the Council, the Council is satisfied that the proposed Consent under Section 53 of the Act is in keeping with the Township's Official Plan(s); Zoning By-Law(s), and is consistent with the 2005 PPS and will provide for the orderly development of the Township, and does not fall under the exclusive consideration of Section 51 of the Act.

**CONDITION(S):**

The Township's Director of Planning shall not give Final Approval and the Township's Clerk shall not issue a Certificate regarding Consent B-2010-0006-C until the Owner satisfies the following condition(s) of Provisional Approval.

If the Owner fails to satisfy the condition(s) of Provisional Approval as set out herein on or before the **9<sup>th</sup>** of June, 2011, then this Provisional Approval shall lapse per Subsection 53(41) of the Act.

That Consent Application B-2010-0006-C be Provisionally Approved, subject to the following conditions:

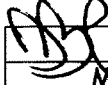
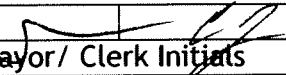
1. That this approval applies to Consent Application(s) No. B-2010-0006-C as described as follows:

	Frontage (m)	Area (ha)
RETAINED	140	18.5
SEVERED	60	1.2

2. The owner shall have delivered to the Planning Official the following:
  - (i) A plan of survey prepared by an Ontario Land Surveyor (submitted in duplicate - 2 copies and an electronic version in Adobe Acrobat pdf format) indicating the severed parcels to be conveyed. All dimensions are to be provided in metric units.
  - (ii) Three copies in registrable form of the document conveying the severed parcels so the final consent may be endorsed thereon by the Planning Official.
3. A payment in lieu of a parkland dedication shall be paid for the Severed Lot, in accordance with Section 51.1 of the Planning Act acceptable to the Township of Seguin in cash or certified cheque. The Township shall retain an Appraiser, at the applicant's expense, to prepare the appraisal in accordance with Section 51.1 (4) of the Planning Act.
4. Confirmation in writing from the Township of Seguin Fire Chief of the assignment of a 911 Address Number to the Severed Lot.
5. That the proposed severed lot be rezoned from the Rural (RU) Zone to the Rural Residential (RR) Zone to reflect the frontage, area, and intended use of the lands.
6. 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.
7. That all Municipal taxes to date shall be paid in full.
8. 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.

The last date for filing a notice of appeal to the Ontario Municipal Board of this Decision is the ~~29<sup>th</sup>~~ <sup>9<sup>th</sup></sup> of June, 2010. The notice of appeal must be filed with the approval authority, must set out the reasons for the appeal and must be accompanied by the fee (certified cheque or money order) payable to the Minister of Finance, of One Hundred and Twenty-five dollars (\$125.00) required by the Ontario Municipal Board.


Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

	
Mayor / Clerk Initials	

CERTIFICATION

I, Chris Madej, Director of Planning for The Corporation of the Township of Seguin, do hereby certify that the foregoing is a correct copy of the Decision with respect to the above noted Application(s).

Dated this 9<sup>th</sup> day of JUNE, 2010.

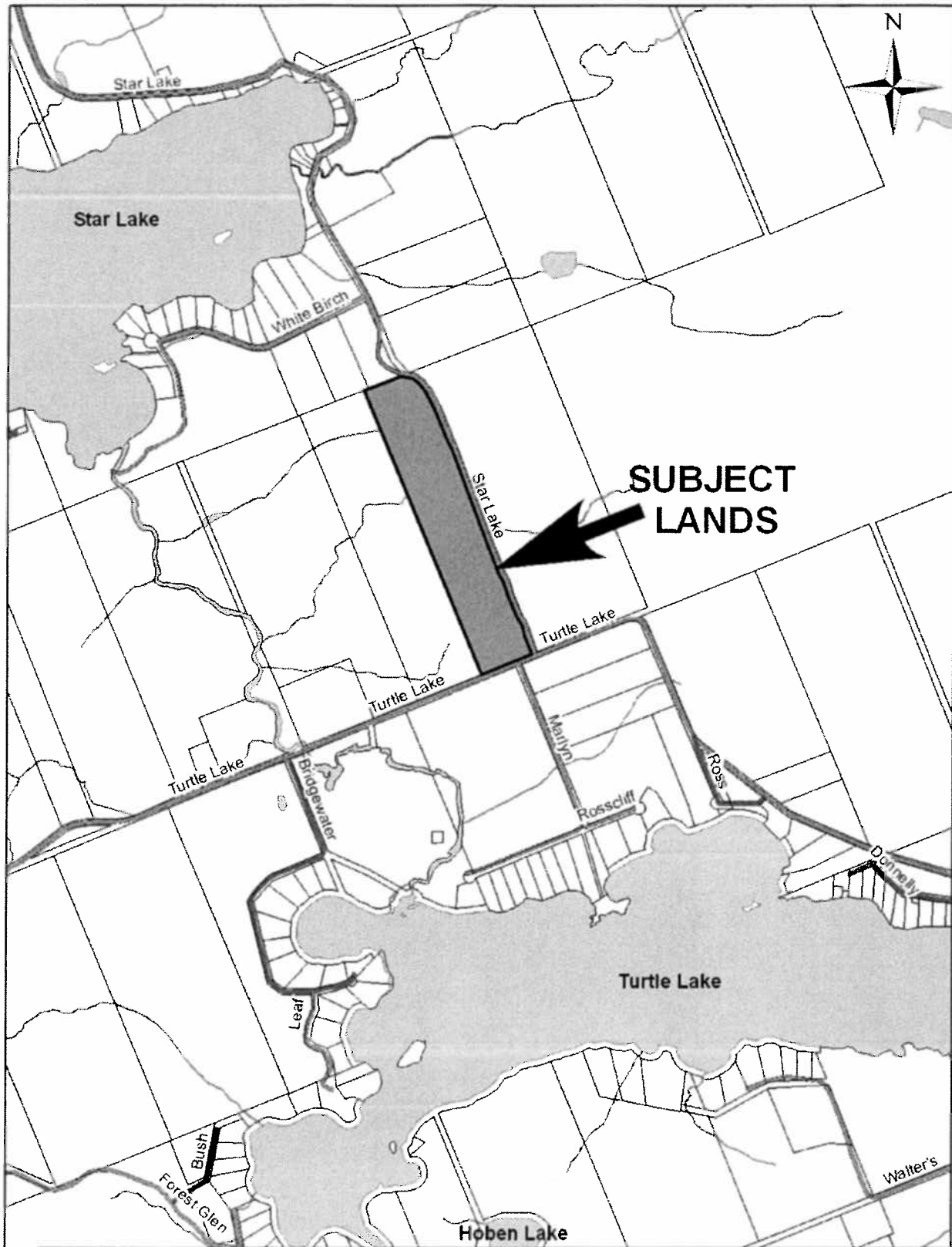


Chris Madej, MA, MCIP, RPP  
Director of Planning

Seguin Municipal Building  
5 Humphrey Drive - RR #2  
Parry Sound, ON  
P2A 2W8



APPENDIX 1- Site Location



Appendix 2 - Proposed severance



**Alvin Watkinson**

172 Turtle Lake Road  
Rosseau, Ontario, P0C 1J0  
Phone: 705 773 8938

► **Seguin Township**

5 Humphrey Drive  
Seguin, Ontario, P2A 2W8  
Phone: 705 732 4300


**Consent Application**

This letter is to provide feedback to Seguin Township from all abutting property owners to the subject property of 172 Turtle Lake Road. I, the owner Alvin Watkinson am proceeding with a severance application which will leave the current dwelling with +/- 2.8 hectares of land and +/- 340 meters of combined road frontage on Turtle and Star lake road. The proposed lot will have an area of +/- 15.7 hectares and +/- 690 meters of road frontage on Star Lake Road.

The abutting property owners have received this letter in search of any concerns, questions or hesitations on the severance and location of a proposed dwelling. By reading this and looking at the site plan the owners can make their own judgement on whether the proposed severance will impact them negatively in any way. If they see no reason to object, they will be given the opportunity to sign their name in favour of the proposed severance.

Thank you for taking the time to read this, I look forward continuing a healthy relationship with all my neighbors.

SIGNING BELOW INDICATES THAT YOU ARE THE OWNER OF THE PROPERTY, AND THAT YOU ARE IN FAVOUR OF THE PROPOSED SEVERANCE OF 172 TURTLE LAKE ROAD, ROSSEAU ONTARIO.

NAME 

ADDRESS 172 TURTLE LK R.

SIGNATURE R.G. DARLINGTON

DATE July 30 / 2018

**Alvin Watkinson**

172 Turtle Lake Road  
Rosseau, Ontario, P0C 1J0  
Phone: 705 773 8938

► **Seguin Township**

5 Humphrey Drive  
Seguin, Ontario, P2A 2W8  
Phone: 705 732 4300

---

**Consent Application**

This letter is to provide feedback to Seguin Township from all abutting property owners to the subject property of 172 Turtle Lake Road. I, the owner Alvin Watkinson am proceeding with a severance application which will leave the current dwelling with +/- 2.8 hectares of land and +/- 340 meters of combined road frontage on Turtle and Star lake road. The proposed lot will have an area of +/- 15.7 hectares and +/- 690 meters of road frontage on Star Lake Road.

The abutting property owners have received this letter in search of any concerns, questions or hesitations on the severance and location of a proposed dwelling. By reading this and looking at the site plan the owners can make their own judgement on whether the proposed severance will impact them negatively in any way. If they see no reason to object, they will be given the opportunity to sign their name in favour of the proposed severance.

Thank you for taking the time to read this, I look forward continuing a healthy relationship with all my neighbors.

SIGNING BELOW INDICATES THAT YOU ARE THE OWNER OF THE PROPERTY, AND THAT YOU ARE IN FAVOUR OF THE PROPOSED SEVERANCE OF 172 TURTLE LAKE ROAD, ROSSEAU ONTARIO.

NAME Heather Dobson & Louella Stickland

ADDRESS 156 Turtle Lake Road Rosseau

SIGNATURE  

DATE Aug 11/18

---

**Alvin Watkinson**

172 Turtle Lake Road  
Rosseau, Ontario, P0C 1J0  
Phone: 705 773 8938

► **Seguin Township**

5 Humphrey Drive  
Seguin, Ontario, P2A 2W8  
Phone: 705 732 4300

---

**Consent Application**

This letter is to provide feedback to Seguin Township from all abutting property owners to the subject property of 172 Turtle Lake Road. I, the owner Alvin Watkinson am proceeding with a severance application which will leave the current dwelling with +/- 2.8 hectares of land and +/- 340 meters of combined road frontage on Turtle and Star lake road. The proposed lot will have an area of +/- 15.7 hectares and +/- 690 meters of road frontage on Star Lake Road.

The abutting property owners have received this letter in search of any concerns, questions or hesitations on the severance and location of a proposed dwelling. By reading this and looking at the site plan the owners can make their own judgement on whether the proposed severance will impact them negatively in any way. If they see no reason to object, they will be given the opportunity to sign their name in favour of the proposed severance.

Thank you for taking the time to read this, I look forward continuing a healthy relationship with all my neighbors.

SIGNING BELOW INDICATES THAT YOU ARE THE OWNER OF THE PROPERTY, AND THAT YOU ARE IN FAVOUR OF THE PROPOSED SEVERANCE OF 172 TURTLE LAKE ROAD, ROSSEAU ONTARIO.

NAME Eric Courville - ERIC Courville

ADDRESS 146 Turtle Lake Rd

SIGNATURE Eric Courville

DATE July 25 2018

---

**Alvin Watkinson**

172 Turtle Lake Road  
Rosseau, Ontario, P0C 1J0  
Phone: 705 773 8938

► **Seguin Township**

5 Humphrey Drive  
Seguin, Ontario, P2A 2W8  
Phone: 705 732 4300

---

**Consent Application**

This letter is to provide feedback to Seguin Township from all abutting property owners to the subject property of 172 Turtle Lake Road. I, the owner Alvin Watkinson am proceeding with a severance application which will leave the current dwelling with +/- 2.8 hectares of land and +/- 340 meters of combined road frontage on Turtle and Star lake road. The proposed lot will have an area of +/- 15.7 hectares and +/- 690 meters of road frontage on Star Lake Road.

The abutting property owners have received this letter in search of any concerns, questions or hesitations on the severance and location of a proposed dwelling. By reading this and looking at the site plan the owners can make their own judgement on whether the proposed severance will impact them negatively in any way. If they see no reason to object, they will be given the opportunity to sign their name in favour of the proposed severance.

Thank you for taking the time to read this, I look forward continuing a healthy relationship with all my neighbors.

SIGNING BELOW INDICATES THAT YOU ARE THE OWNER OF THE PROPERTY, AND THAT YOU ARE IN FAVOUR OF THE PROPOSED SEVERANCE OF 172 TURTLE LAKE ROAD, ROSSEAU ONTARIO.

NAME LORI STEVENSON

ADDRESS 5 WHITE BIRCH RD.

SIGNATURE Lori Stevenson

DATE July 25/2018

---