



# Seguin Township

## Report to Council

**Prepared for:** Township Council    **Department:** Development and Protective Services  
**Agenda Date:** November 5, 2018    **Report No:** DPS-PL-2018-143

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**Application No:** R-2018-0013-F and B-2018-0032-F

**Application Complete:** October 12<sup>th</sup>, 2018

**Days to Public Meeting:** 24

**Owner(s):** Gerardo & Angela Melchionna

**Agent:** David U. Maughan

**Subject Lands:** CON B PT LOT 133 RP42R8108;PART 1

**Civic Address:** 17 Woods Lane

**Roll No.:** 4903-030-011-00320

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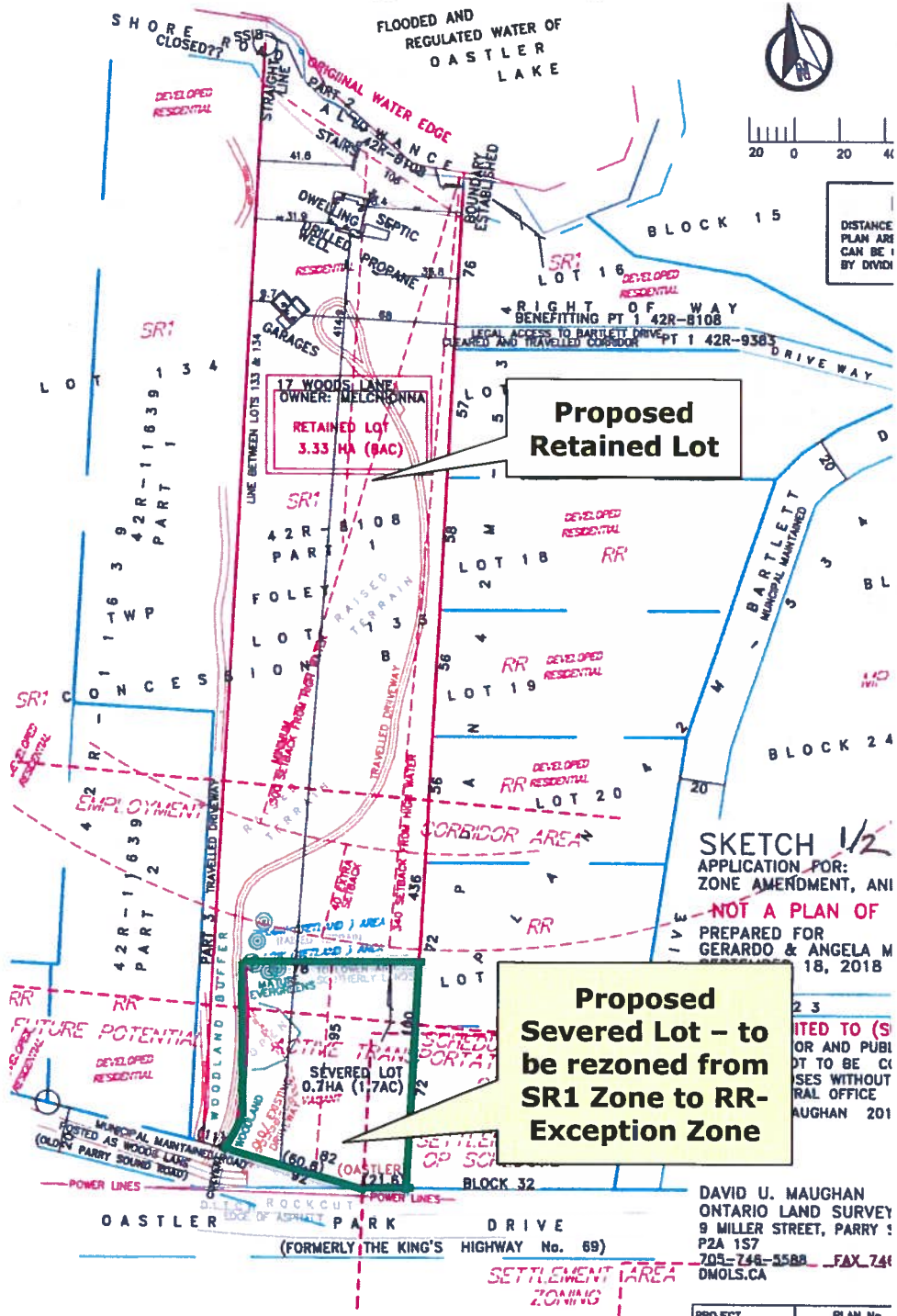
### **1.0 Recommendation**

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

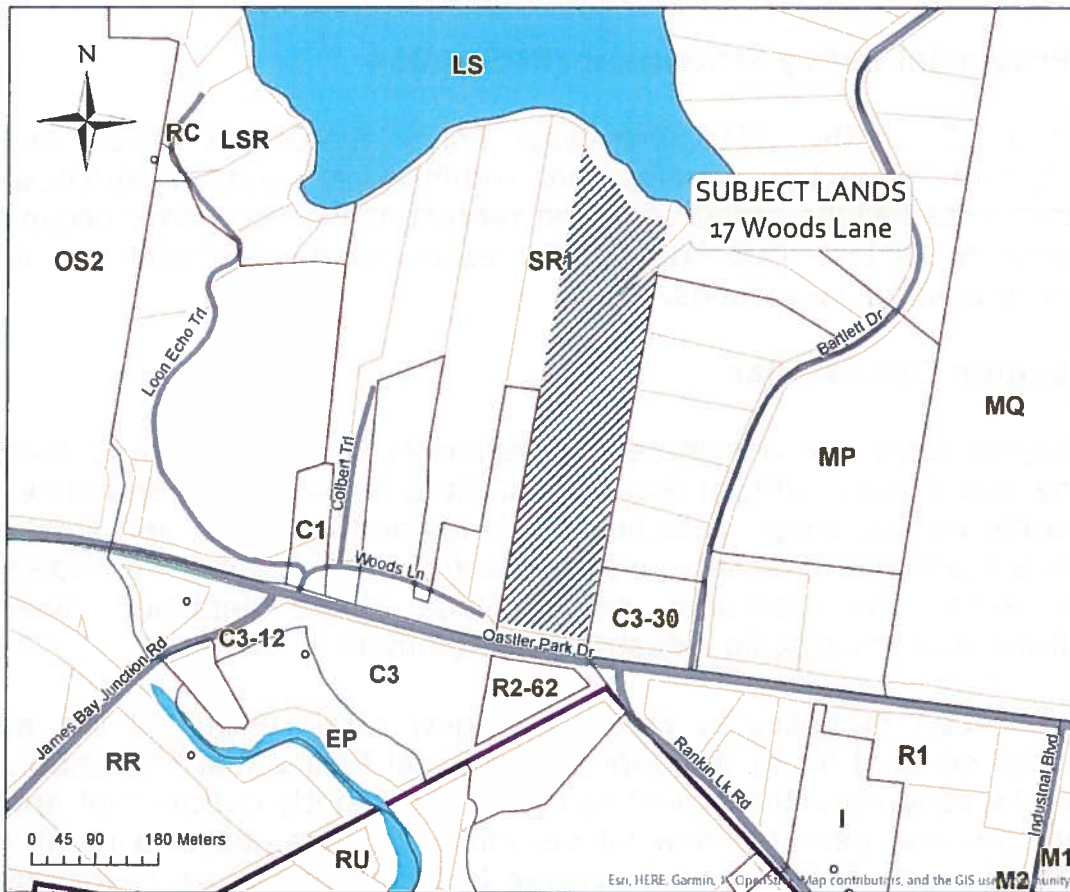
### **2.0 Development Proposal & Property Description**

**THE PURPOSE AND EFFECT** of the proposed consent application is to sever one new rural residential lot having an area of 0.7 hectares and frontage of 82 metres. The associated zoning by-law amendment would rezone the severed lot from the Shoreline Residential One (SR1) Zone to the Rural Residential – Exception (RR-Exception) Zone to recognize the deficient lot area (0.7 hectares, where the minimum lot area required is 1.2 hectares), and deficient frontage (82 metres, where there minimum required frontage is 90 metres).

**FIGURE 1: PROPOSED NEW LOT + REZONING**



**FIGURE 2 – KEY MAP**



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

**Zoning:** Shoreline Residential One (SR1) Zone

**Access:** 17 Woods Lane (Municipal maintained)

**Lot Area:** 4.03 hectares

**Frontage:** 106 metres (Oastler Lake), 92 metres (Woods Lane)

**Existing Development:** Seasonal dwelling, detached garage

### **3.0 Comments**

**CAO:** No objection. What is the rationale for the reduced area and frontage of the new lot?

**Clerk:** No concerns.

**Building:** No objection.

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

**Public Works:** No objection.

**Treasury:** No objection.

## **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. Opportunities for economic development should also be promoted within rural lands.

### **4.2 Seguin Official Plan**

The subject lands are designated Shoreline Area and Rural and Resource Area by the Seguin Official Plan. Permitted uses in the Shoreline Area designation include single detached dwellings and cottages, and small scale commercial activities that service the waterfront community. Permitted uses in the Rural and Resource Area include single detached dwellings, agriculture, and small scale industrial and commercial uses.

The application proposes to create one new rural residential lot, and to rezone the severed lot to the appropriate Rural Residential Exception Zone. The special zone exception would recognize the slightly deficient lot area and lot frontage, and permit a new lot via infilling at the end of a municipally-maintained road. The proposed severed lot contains mature tree cover and the topography is relatively flat.

Section *B.12.2 NEW LOTS BY CONSENT - B.12.2.1 General Criteria* lists general criteria 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. Staff will provide a complete analysis of Official Plan policies and public comments to be contained within the next recommendation report for consideration by Council.

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

The subject lands are zoned Shoreline Residential One (SR1) Zone, reflecting that the property contains shoreline frontage on Oastler Lake. The minimum lot size required under the SR1 Zone is 1 hectare, and the minimum lot frontage required is 90 metres. The proposed severed lot would be rezoned to the Rural Residential – Exception (RR – Exception) to reflect future non-waterfront rural residential use, and to permit a new rural residential lot with

an area of 0.7 hectares (where 1.2 hectares is required), and frontage of 82 metres (where 90 metres is required).

## **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.

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**Respectfully submitted**



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Adam Kozłowski, MCIP, RPP  
Senior Planner

**Reviewed**



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J. Stephen Stone, MSc, BES, MCIP,  
Director of Planning and  
Development



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Chris Madej, MA, MCIP, RPP  
Chief Administrative Officer

**Attachments:**

AK/SS/CM/bd