



Seguin Township

Report to Council

Prepared for: Township Council **Department:** Development and Protective Services

Agenda Date: November 5th, 2018 **Report No:** DPS-PL-2018-149

Application No: B-2018-0033-H
Owner(s): Nameh Jabbour
Agent: Lanny Dennis
Subject Lands: Concession 4, Part Lots 6 & 7
Civic Address 26B Winchester Drive
Roll No.: 4903-010-002-01800

1.0 Recommendation

a) **THAT** Consent Application B-2018-0033-H for a boundary adjustment 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)+/-	Frontage (m)+/-
B-2018-0033-H	Lot addition	0.035	5

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 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.

3. 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.

4. That all Municipal taxes to date shall be paid in full.
5. 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.
6. That the existing guest cabin on the benefitting lands be brought into compliance with the requirements of Zoning By-law 2006-125.

2.0 **Background & Property Description**

THE PURPOSE and EFFECT of the proposed Consent is to permit a boundary adjustment. The granting lands (PT Lots 6 & 7, Concession 4, 26B Winchester Drive) would convey a parcel having an area of 0.035 hectares and frontage on Lake Rosseau of 5 metres to the benefitting lands at 27 Misty Morn Road. As a result of the adjustment, the benefitting lands would be increased to 0.76 hectares, and increased in frontage to 60.5 metres. The retained lands would have a lot area of 0.78 hectares and 101.7 metres of frontage on Lake Rosseau.

Figure 1 – Key Map

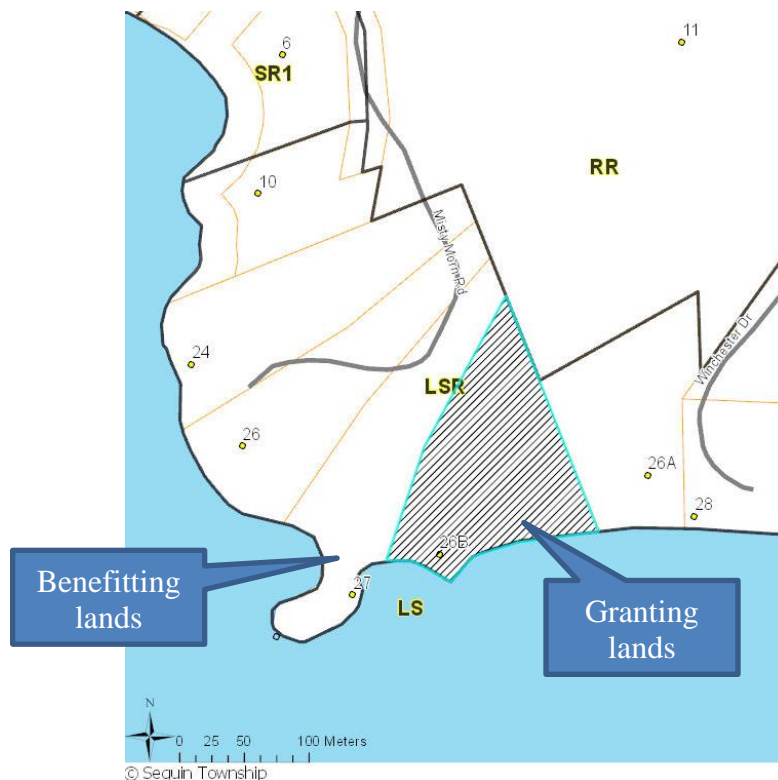
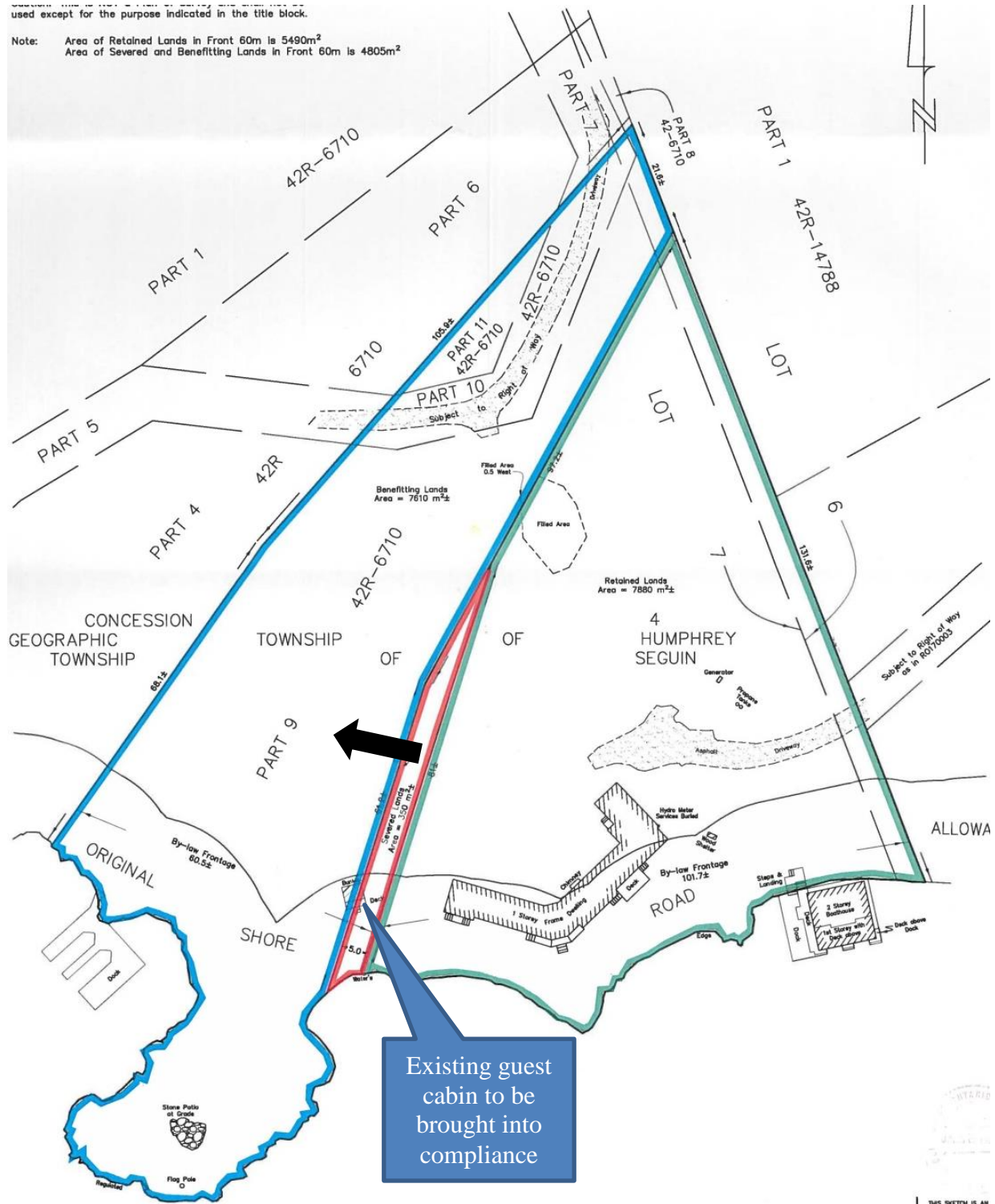


Figure 2 – Proposed Lot Addition

used except for the purpose indicated in the title block.

Note: Area of Retained Lands in Front 60m is 5490m²
 Area of Severed and Benefitting Lands in Front 60m is 4805m²



THIS SKETCH IS AN COPY IF IT IS NOT

Official Plan Designation: Shoreline Area

Zoning: Limited Service Residential (LSR) Zone

Access: Winchester Drive (Private)

Resulting Lot Area:

Benefitting lot – 0.76 ha. Retained lot – 0.78 ha.

Resulting Frontage:

Benefitting lot – 60.5 m. Retained lot – 101.7 m.

3.0 Comments

CAO: No objection.

Clerk: No objection.

Building: No objection.

Fire/By-law: No objection.

Public Works: No objection.

Treasury: No objection. No arrears on either property.

4.0 Land Use Planning Policy & Analysis

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. The proposed Consent application to permit a lot addition is consistent with the PPS.

4.2 Seguin Official Plan

The subject lands are designated Shoreline Area by the Official Plan.

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 application conforms with the land division policies of the Seguin Official Plan.

5.0 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



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



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Chief Administrative Officer

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