



Seguin Township

Report to Council

Prepared for: Township Council **Department:** Development and Protective Services
Agenda Date: January 14, 2019 **Report No:** DPS-PL-2019-006
Application No: B-2018-0035-H
Owner(s): Daniel Kumer
Agent: John Jackson
Subject Lands (Granting Lands): HUMPHREY CON 3 PT LOT 8 PT;SHORE RD ALLOW RP 42R19605;PART 1
Civic Address (Granting Lands): Not Assigned (Vacant)
Roll No.: 4903-010-001-18415 (Granting Lands)
 4903-010-001-18410 (Benefitting Lands)

1.0 Recommendation

- A) THAT Consent Application B-2018-0035-H be Provisionally Approved, subject to the Township's standard conditions of approval, including but not limited to the following conditions:
1. That this approval is for right-of-way over the Granting Lands, being part and parcel HUMPHREY CON 3 PT LOT 8 PT;SHORE RD ALLOW RP 42R19605;PART 1 (roll 4903-010-001-18415) to provide access for the Benefitting Lands (roll 4903-010-001-18410).

Application	Benefitting Lands	Width
B-2018-0035-H	Property roll# 4903-010-001-18410	5 metres

2. The owner shall have delivered to the Planning Official the following:
 - (i) A plan of survey prepared by an Ontario Land Surveyor (submit 1 hard copy and an electronic version in Adobe Acrobat pdf format) indicating the rights-of-way. All dimensions are to be provided in metric units.

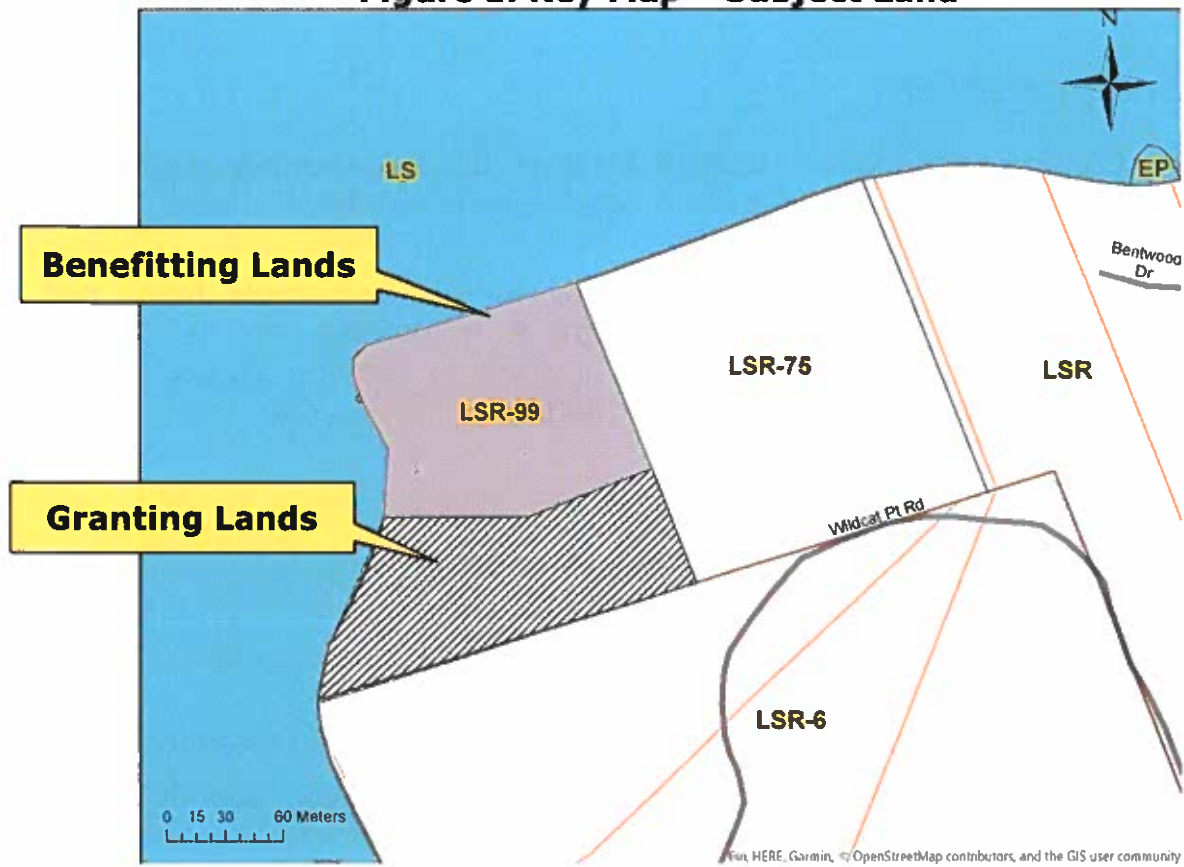
(ii) Three copies in registrable form of the document conveying the rights-of-way parcel so that final consent may be endorsed thereon by the Planning Official.

3. That the Deed Stamping and Review Fees of \$150.00 per deed with respect to these applications 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.

2.0 Background & Property Description

THE PURPOSE and EFFECT of the proposed Consent Application is to provide right-of-way access to the Benefitting Lands owned by Jayne McCaw (property roll no. 4903-010-001-18410) over the Granting Lands owned by Daniel Kumer (property roll no. 4903-010-001-18415) for septic system maintenance.

Figure 1: Key Map – Subject Land



4.0 Land Use Planning Policy & Analysis

4.1 Provincial Policy Statement (PPS) 2014

There are no matters of Provincial interest associated with the proposed right-of-way.

4.2 Seguin Official Plan

The subject properties are designated Shoreline Area. Rights-of-way are permitted in accordance with the policies listed in *Section E – Transportation and Servicing* of the Seguin Official Plan. The proposed right-of-way would provide access over the granting lands for periodic maintenance of a septic system servicing the benefitting lands. The application conforms with the Seguin Official Plan.

5.0 Conclusion

The proposed right-of-way will establish legal access across the subject lands for periodic septic system maintenance on the benefitting lands. Staff have no objection to the approval of the proposed right-of-way as the application represents good planning.

Respectfully submitted

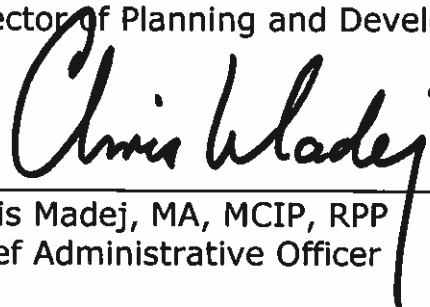


Adam Kozlowski, MCIP, RPP
Senior Planner

Reviewed



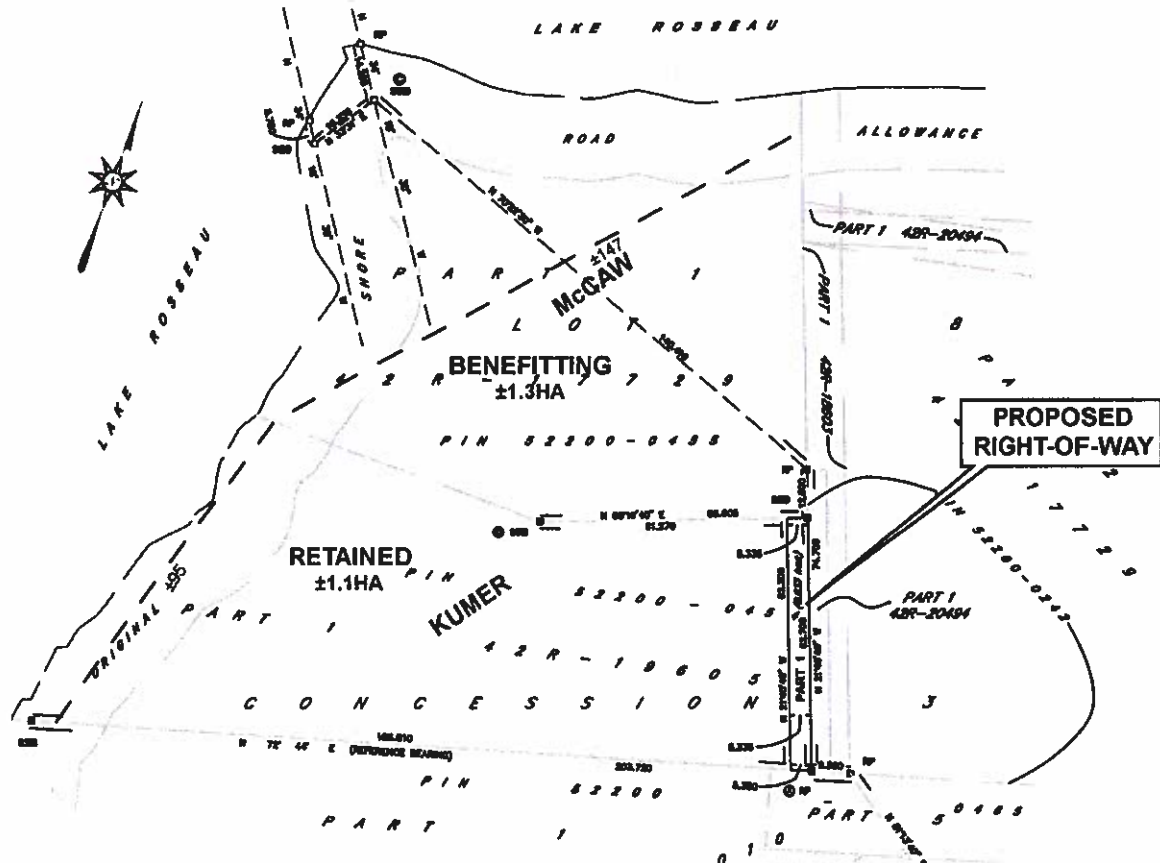
J. Stephen Stone, MSc, BES, MCIP, RPP
Director of Planning and Development



Chris Madej, MA, MCIP, RPP
Chief Administrative Officer

AK/SS/CM/bd

Figure 2: Site Plan



The land is surrounded by the following land uses:

- North: Lake Rosseau
- South: Seasonal/Cottage
- East: Seasonal/Cottage
- West: Lake Rosseau

Official Plan Designation: Shoreline Area
Zoning (Granting Lands) : Limited Service Residential (LSR) Zone
Access: Wildcat Point Road (Private)

3.0 Comments

- CAO:** No objection.
- Clerk:** No objection.
- Building:** No objection.
- Fire/By-law:** No objection.
- Public Works:** No objection.
- Treasury:** No objection.