



Seguin Township

Report to Council

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

Agenda Date: October 15th, 2018 **Report No:** DPS-PL-2018-133

Application No.: B-2018-0031-H
Owner(s): William & Stephen Roper
Agent: N/A
Subject Lands: CON 1 PT LOT 17 PLAN M-117, Lt 12 PCL 14106 S/S INCL 42R-7022 PART 1; PLAN M117 BLK A PCL 17701 S/S; and PART 1 ACCORDING TO PLAN 42R-21062
Civic Address 67 Blair Point Road
Roll No.: 4903-010-001-05700
 4903-010-001-06500

1.0 Recommendation:

A) THAT Consent Application B-2018-0031-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 an existing private road crossing the Granting Lands, being part and parcel of CON 1 PT LOT 17 PLAN M-117, Lt 12 PCL 14106 S/S INCL 42R-7022 PART 1 (Roll No. 4903-010-001-00255); PLAN M117 BLK A PCL 17701 S/S (Roll No. 4903-010-001-06500); and PART 1 ACCORDING TO PLAN 42R-21062 that was deemed to be one lot by BY-LAW NO. 2018-091, to provide access for the Benefitting Lands through the area described as Part 1 on RP 21062.

Application	Benefitting Lands	Width
B-2018-0023-H	Benefitting Lands – 19 Lumberjack Trail	3 metres

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

Planning Report DPS-PL-2018-133

(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.

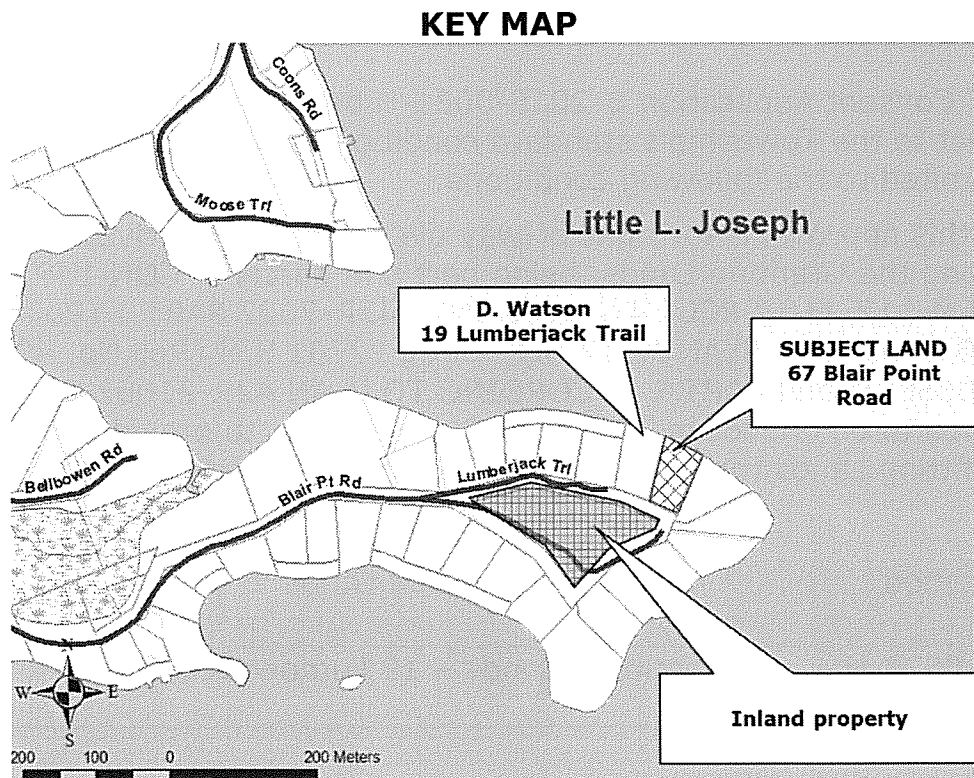
3. That the Deed Stamping and Review Fees of \$150.00 per deed with respect to these applications shall have been paid for by the applicant.

4. That all Municipal taxes to date shall be paid in full.

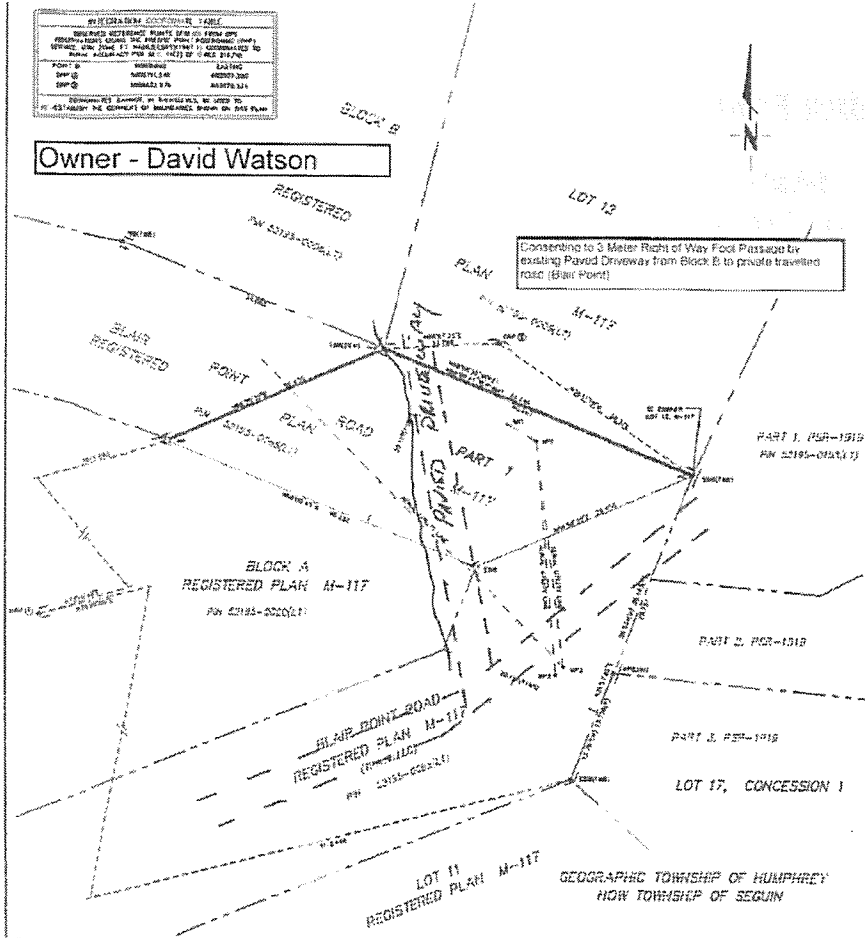
5. That all Township fees and disbursements (legal, engineering, planning), if any incurred by the Township with respect to this application shall be paid for by the owner.

2.0 Background & Property Description:

Application has been made for a 3 metre Right-of-way over an existing driveway to benefit one developed waterfront parcel to the west (19 Lumberjack Trail) which is owned by the Watsons. The proposed right-of-way is a requirement of the land sale approved by Council as per Staff Report DPS-PL-2018-062.



SKETCH



PLAN 42R-2106Z	
REGISTERED AND SURVEYED	
APPROVED BY SURVEYOR	
DATE: 27 JUN 2018	
SURVEYOR: [Signature]	
REGISTERED FOR THE LAND REGISTRY FOR THE DISTRICT OF PARRY SOUND ON 17	
S. C. H. S. I. S. E.	
PLAN	AREA
11 OF 600 ACRES ROAD	REGISTERED PLAN M-117

PLAN OF SURVEY OF
PART OF BLAIR POINT ROAD
REGISTERED PLAN M-117
GEOGRAPHIC TOWNSHIP OF HUMPHREY
NOW IN THE TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND

SCALE 1:250
TULLOCK CONSULTANTS INC. O.L.S.
2018

NOTICE:
DISTANCES AND CORNERS SHOWN ON THIS PLAN ARE IN METERS AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:
S: SURVEYED FROM MONUMENT
M: MONUMENT FROM MONUMENT
B: BOUNDARY FROM MONUMENT
L: LINE FROM MONUMENT
C: CORNER FROM MONUMENT
D: DISTANCE FROM MONUMENT
E: END OF MONUMENT
F: FENCE
G: GROUND SURFACE
H: HIGHWAY
I: INTERSECTION
J: JUNCTION
K: KNOT
L: LINE
M: MONUMENT
N: NAIL
O: OAK
P: PINE
Q: QUARTZITE
R: ROCK
S: SANDSTONE
T: TUFF
U: UNDESIGNED
V: VERTICAL CURVE
W: WATER
X: X-SECTION
Y: Y-SECTION
Z: Z-SECTION

FEATURE	SYMBOL
BOUNDARY FROM MONUMENT	S
MONUMENT FROM MONUMENT	M
BOUNDARY FROM MONUMENT	B
LINE FROM MONUMENT	L
CORNER FROM MONUMENT	C
DISTANCE FROM MONUMENT	D
END OF MONUMENT	E
FENCE	F
GROUND SURFACE	G
HIGHWAY	H
INTERSECTION	I
JUNCTION	J
KNOT	K
LINE	L
MONUMENT	M
NAIL	N
OAK	O
PINE	P
QUARTZITE	Q
ROCK	R
SANDSTONE	S
TUFF	T
UNDESIGNED	U
VERTICAL CURVE	V
WATER	W
X-SECTION	X
Y-SECTION	Y
Z-SECTION	Z

FEATURE	SYMBOL
BOUNDARY FROM MONUMENT	S
MONUMENT FROM MONUMENT	M
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TUFF	T
UNDESIGNED	U
VERTICAL CURVE	V
WATER	W
X-SECTION	X
Y-SECTION	Y
Z-SECTION	Z

SURVEYOR'S CERTIFICATE
I REPORT MADE
(1) THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE PROVISIONS OF THE SURVEY ACT AND THE LAND
REGISTRY ACT AND THE REGULATIONS THEREUNDER.
(2) THE SURVEY WAS COMPLETED ON 27 JUN 2018 AT
08:00 AM.

JULY 20 2018
TULLOCK CONSULTANTS INC.
PARRY SOUND, ONTARIO

TULLOCH
CONSULTANTS INC.
2018
PARRY SOUND, ONT. P0B 1X0 1G6
TEL: 705.271.1111 FAX: 705.271.1112
WWW.TULLOCHCONSULTANTS.COM
ISSUED BY: S. J. PILLER, 17 JULY 2018

These lands are surrounded by the following land uses:

- North: Shoreline Residential
- South: Shoreline Residential
- East: Shoreline residential
- West: Shoreline residential

Official Plan Designation: Shoreline Area
Zoning: Limited Service Residential (LSR) Zone
Access: Blair 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

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.

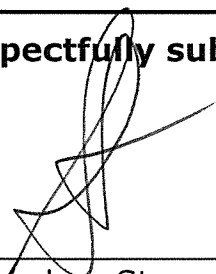
4.2 Seguin Official Plan

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.

5.0 Conclusion

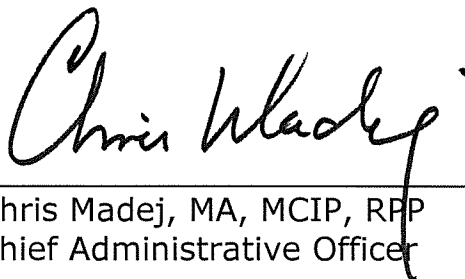
The proposed right-of-way will establish legal access over an existing private road on the subject lands being acquired by the Ropers as per By-law No. 2018-090. Staff has no objection to the approval of the proposed right-of-way as the application represents good planning.

Respectfully submitted



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

Reviewed



Chris Madej, MA, MCIP, RPP
Chief Administrative Officer

Attachments:

SS/CM/LI