



Seguin Township

Report to Council

Prepared for: Township Council

Department: Development and
Protective Services

Agenda Date: April 1, 2019

Report No: DPS-PL-2019-046

Application No: R-2019-0003-C

Application Complete: February 28th, 2019

Days to Public Meeting: 32

Owner(s): Alvin Watkinson

Agent: N/A

Subject Lands: PT LT 14 CON 1 CHRISTIE

Civic Address: 172 Turtle Lake Road

Roll No.: 4903-040-001-01400

1.0 Recommendation

A) **THAT** Rezoning Application R-2019-0003-C be approved as follows:

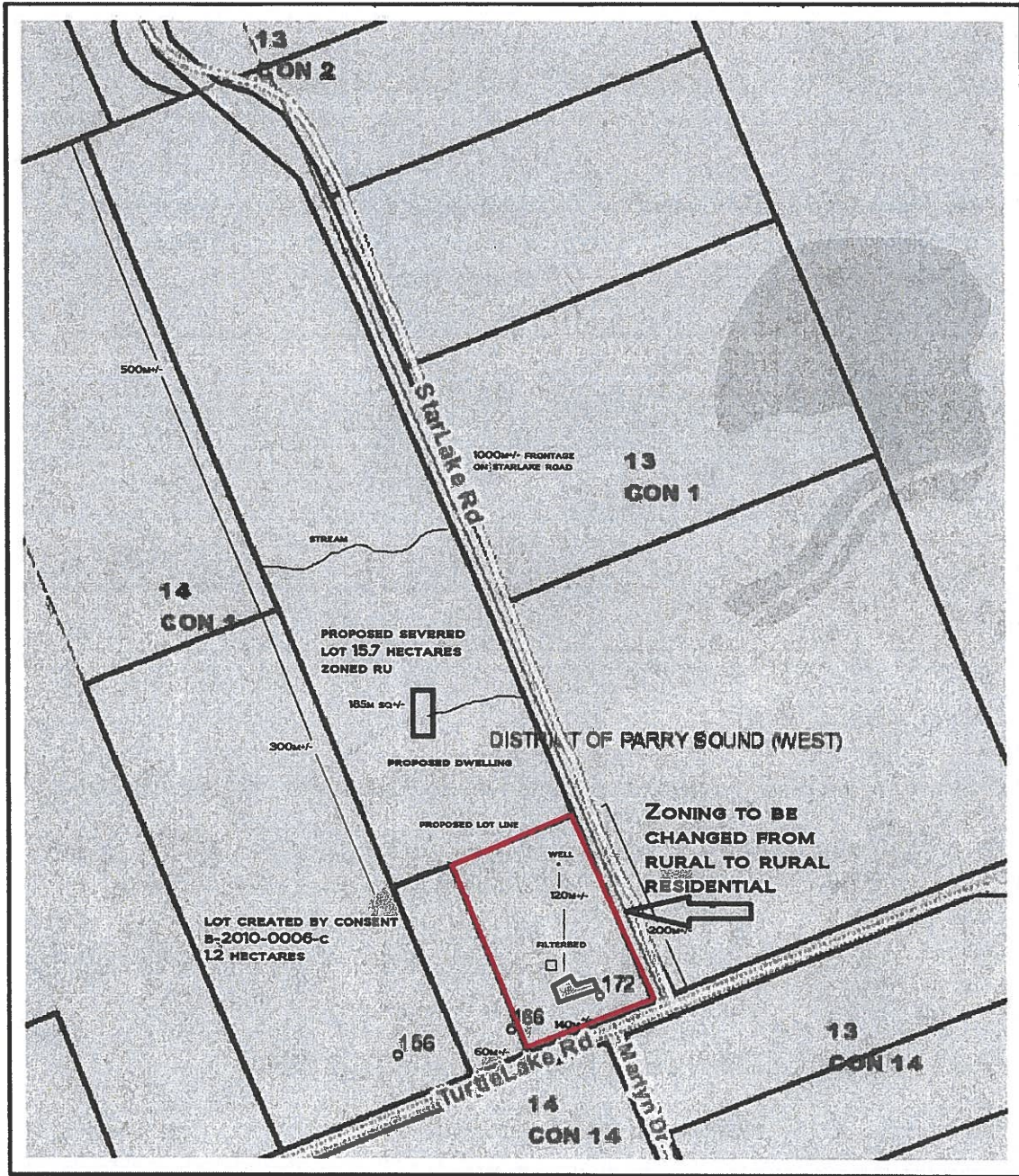
1. Map 20 to Schedule "A" to Zoning By-law No. 2006-125 are hereby amended by rezoning the "retained lands" subject to Consent Application B-2018-0030-C from the Rural (RU) Zone to the Rural Residential (RR) Zone as shown on Schedule "A" forming part of By-law 2019-029.


2.0 Development Proposal & Property Description

On October 15, 2018, the previous Council approved the Consent B-2018-0030-C which created a 2.8 hectare rural residential lot. A condition of approval required that this lot be rezoned.

The purpose and effect of the proposed Zoning By-law Amendment is to rezone this lot from the Rural (RU) Zone to the Rural Residential (RR) Zone.


FIGURE 1: SKETCH





WPSGN Map

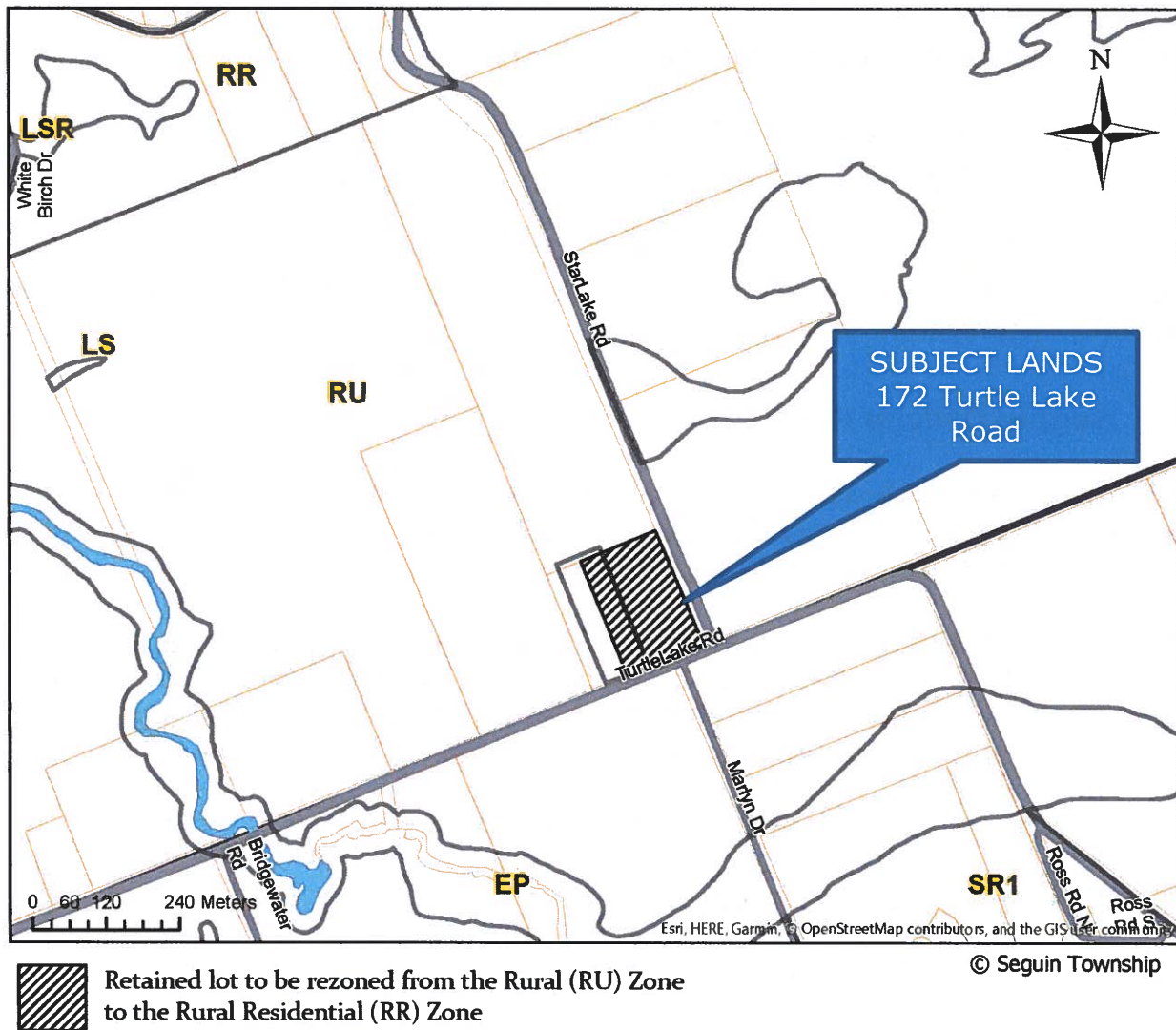
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Map Disclaimer

The information shown here is compiled from numerous sources and may not be complete or accurate. The West Parry Sound Geography Network is not responsible for any errors, omissions or deficiencies on this drawing. This is intended for the members of the West Parry Sound Geography Network for planning purposes.

FIGURE 2 – KEY MAP



Official Plan Designation: Rural and Resource Area

Zoning: Rural (RU) Zone

Access: Turtle Lake Road (Municipal year-round maintained)

Lot Area: ±2.8 ha

Frontage: ±140 m

Existing Development: single detached dwelling and detached garage.

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

Section 1.1.4 of the PPS states that limited residential development in rural areas located in municipalities is permitted.

The requested rezoning, which is associated to the provisionally approved Consent, is consistent with the PPS.

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 d) states that, among many things, Council may grant provisional consent for a new rural residential lot that has an area of at least 1.2 hectares and a frontage of 90 metres. A standard condition of approval for such Consent is to place the new lot in a Rural Residential Zone.

The requested rezoning conforms to the Official Plan.

4.3 Zoning By-law 2006-125

A summary of the Rural Residential (RR) Zone regulations are as follows:

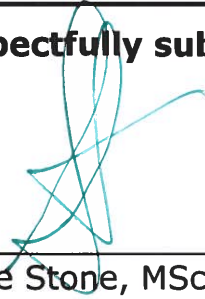
1. Lot Area (minimum): 1.2 ha
2. Lot Frontage (minimum): 90 metres
3. Permitted uses: Dwelling, Detached.

The proposed rezoning enacts the minimum requirements of the RR Zone.

5.0 Conclusion

The amendment to rezone the subject lands to a Rural Residential (RR) Zone is consistent with the Provincial policies, conforms to the Official Plan and represents good planning.

Respectfully submitted



Steve Stone, MSc, BES, MCIP, RPP
Director of Planning & Development

Reviewed



Chris Madej, MA, MCIP, RPP
Chief Administrative Officer

Attachments:

Schedule A: Draft Zoning By-law Amendment 2019-029

SS/CM/li

**THE CORPORATION OF THE TOWNSHIP OF SEGUIN
BY-LAW NO. 2019-029**

"Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125"
4903-040-001-01400, R-2019-0003-C, 172 Turtle Lake Road

WHEREAS the Council of The Corporation of the Township of Seguin received and considered an application to amend the Township of Seguin Zoning By-law No. 2006-125 respecting lands described as PT LT 14 CON 1 CHRISTIE; and,

WHEREAS Council has the authority pursuant to Section 34 of the Planning Act R.S.O. 1990, Chapter P.13 as amended, to pass amendments to the Zoning By-law; and,

WHEREAS Council has approved the application to amend the By-law and deems it appropriate to pass this By-law;

NOW THEREFORE the Council of The Corporation of the Township of Seguin hereby enacts as follows:

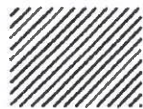
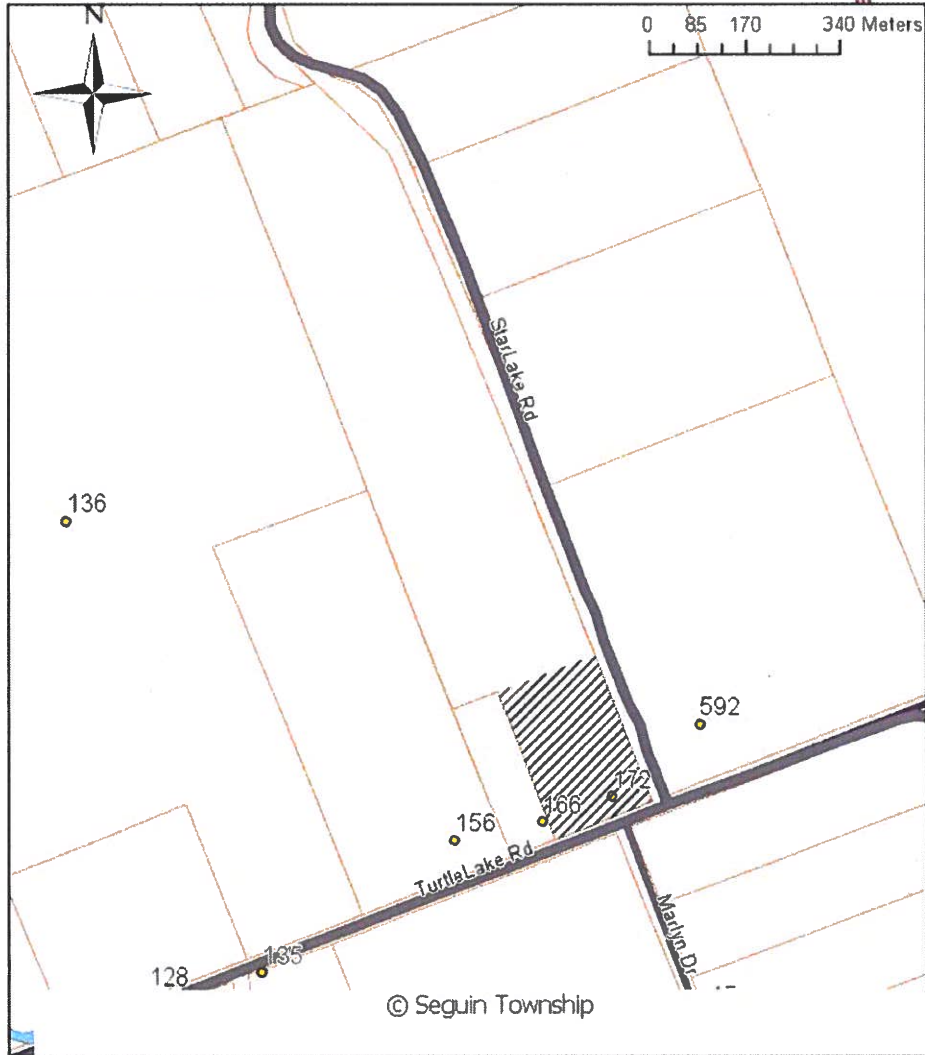
- 1.** Map 20 to Schedule "A" to Zoning By-law No. 2006-125 is hereby amended by rezoning those lands described as PT LT 14 CON 1 CHRISTIE from the Rural (RU) Zone to the Rural Residential (RR) Zone as shown on Schedule "A" attached hereto and forming part of this By-law.
- 2.** This By-law shall take effect from the date of passage by Council and shall come into force in accordance with the provisions of the Planning Act R.S.O. 1990, Chapter P.13 as amended.

BY-LAW read a **FIRST, SECOND** and **THIRD** time and finally **PASSED** and **ENACTED** this 1st day of April, 2019.

Ann MacDiarmid
Mayor

Craig Jeffery
Clerk

The Corporation of the Township of Seguin
By-law No. 2019-029 Schedule "A"
PT LT 14 CON 1 CHRISTIE
Zoning By-law 2006-125 Schedule A - Map 20



Retained lot to be rezoned from the Rural (RU) Zone
to the Rural Residential (RR) Zone

