

Planning Justification Report

Official Plan Amendment, Zoning By-law Amendment and
Plan of Subdivision Applications
Hwy 632, Maplehurst Road, and Summit Drive
Seguin Township
Prepared for Rosseau Springs Limited

June 23, 2025



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1. Introduction

DeLoyde Development Solutions has been retained by Rosseau Springs Limited (the “Owner”) to seek approval for an Official Plan Amendment, Zoning By-law Amendment and a Plan of Subdivision (the “Applications”) to permit 49 rural residential lots on 113 hectares fronting on Hwy 632, Maplehurst Road, and Summit Drive in Seguin Township (the “Proposal”).

The Official Plan amendment proposes a modification to Policy B.12.2.5 of the Township of Seguin Official Plan to permit a rural residential development to proceed by way of a Plan of Subdivision rather than through individual consents. Notwithstanding this amendment, the Proposal is in keeping with the general intent and purpose of the Official Plan.

The Zoning By-law amendment proposes to amend Seguin Township Zoning By-law No. 2006-125 from Rural to a modified Rural Residential zone to permit the 49 lots. The proposed modifications permit development standards in keeping with the recommendations outlined in the associated Environmental Impact Study prepared by FRi Ecological Services (“FRi”).

The Plan of Subdivision is required to establish the lots, roads, and amenities, all of which have been carefully planned based on the Township’s “Environment-First” principle. This principle preserves local natural heritage features and protects the waters of nearby Lake Rosseau.

We conclude that the Proposal is consistent with the Township of Seguin Official Plan, and the Provincial Planning Statement, 2024.

2. Purpose of Report

The purpose of this report is to provide planning justification for the Applications in the context of existing housing supply constraints in east Seguin Township, the new Provincial Planning Statement, 2024 (the “PPS”) policies, and extensive technical and environmental studies.

A Pre-Consultation meeting was held on November 8, 2021, where Township representatives identified the need for an Official Plan amendment, Zoning By-law amendment, and Plan of Subdivision application under Section 51 of the Planning Act. As part of this meeting, Township representatives requested an environmental impact study, servicing reports, and technical studies be submitted with the Applications. A housing needs study was subsequently requested in early 2024. Additional consultation occurred on October 22, 2024, to discuss the progression of these requested materials. A preapplication public meeting was hosted by Rosseau Springs in April of 2022 to present these applications to the public and obtain feedback. Upon completion of the EIS and various technical studies, Rosseau Springs held an in-person meeting at the Rosseau Memorial Community Hall in Rosseau on April 22, 2025. The voluntary public meeting was

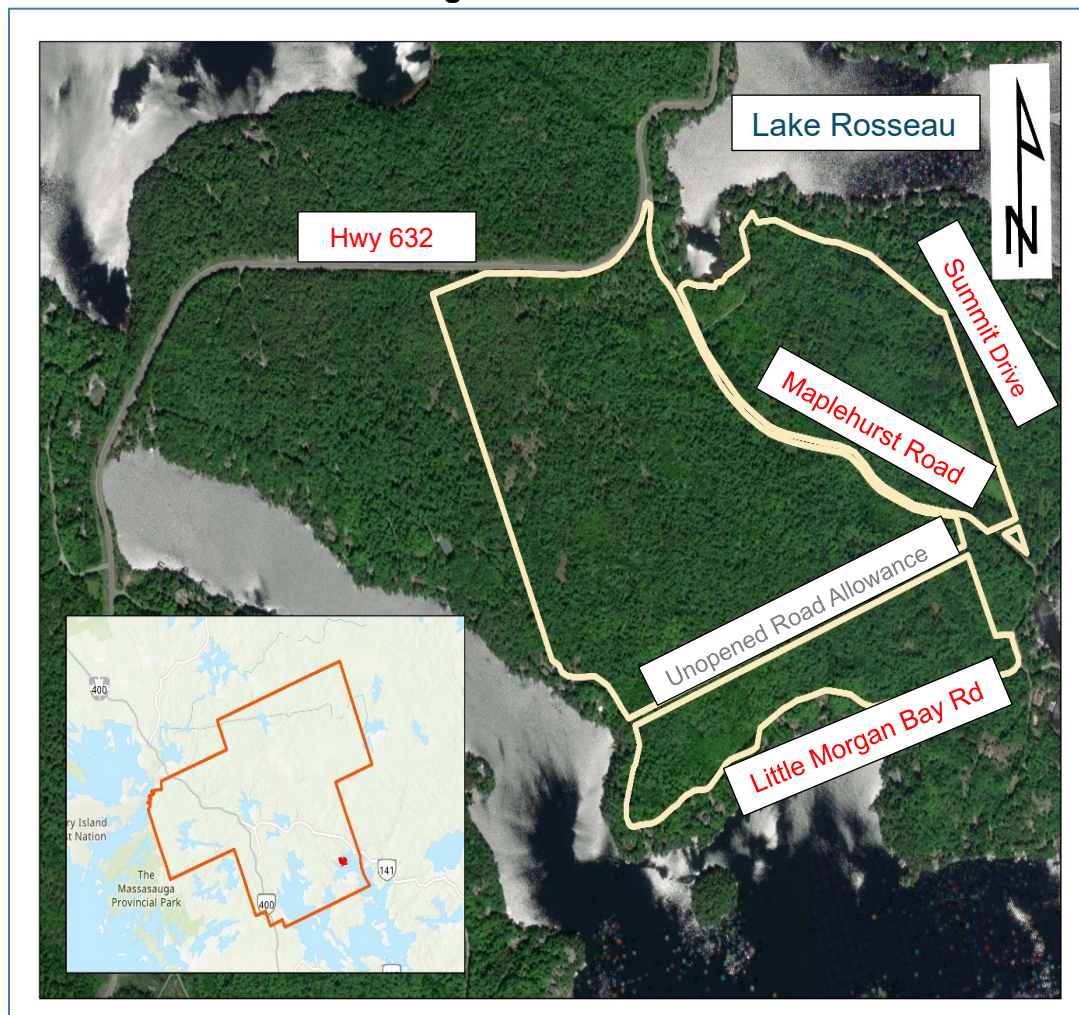
attended by approximately 25 people in-person and another 25 people attended virtually through an on-line platform. The Proposal was presented by Rosseau Springs for the first hour and the second hour was a question and answer session. The Proposal has been amended over this time frame owing to public comments and technical considerations. This report is one of the requested materials and provides planning justification for the Proposal.

3. Site Description and Context

3.1 Subject Lands

The subject lands are comprised of 113 hectares of land fronting onto Hwy 632, Maplehurst Road, and Summit Drive as shown in Figure 1 below. The legal description of the lands is Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township.

Figure 1 Location



The subject lands are heavily wooded with secondary forest growth on widely varying topography, that generally slope toward Lake Rosseau. The lands have

attractive mossy rock cliffs and are covered with mixed hardwood and hemlock forests as set out in the FRi report accompanying the Applications.

Old stumps suggest that portions of the subject lands were logged. A portion of the subject lands became subsistence farmland in the early 1900s to the 1960's as shown in the air photo below:

Subsistence Farmland Photo Dated July 1927



Cottage areas were built upon the shores of Lake Rosseau in mid 1900's. The former subsistence farmland that dates to 1927 has been regenerating over the last 50 to 60 years.

3.2 Site Context and Surrounding Land Uses

The surrounding area to the north, east and south is characterised as an established cottage and housing area in a wooded, lakefront setting. Lands to the north and west are heavily treed, rural lands. The Village of Rosseau will provide a range of services for the future residents. None of the proposed lots will have lake frontage on Lake Rosseau.

The lands have access to Municipal Year Round roads and are serviced by hydro, and communications utilities. The Applications propose the northerly

extension of the winter control area on Summit Drive, which is currently a Municipal Seasonal road.

Surrounding Land Uses

West: Wooded rural area.

North: Wooded rural lands with houses fronting on Cameron Bay and Highway 632 to the northeast.

East: Seasonal residential and houses fronting onto Lake Rosseau on Summit Drive.

South: Seasonal residential cottages and houses fronting onto Lake Rosseau along Little Morgan Bay Road.

4. Description of Planning Applications

4.1 Application to Amend the Township of Seguin Official Plan

Most of the subject lands are currently designated “Rural and Resource Area”, and a small portion is designated “Environmental Protection” in the Township of Seguin Official Plan (the “Official Plan”). Rural residential lots are permitted in the Rural and Resource Area, and the Proposal is in keeping with the general intent and purpose of the Official Plan, as discussed further below under Section 6.2. The purpose of the requested Official Plan amendment is to make a technical amendment to Policy B.12.2.5 to allow the development to proceed by way of a Plan of Subdivision rather than through a consent application process.

The proposed lots, associated roadways, and a recreational facility will occupy approximately 30 hectares of the overall 113 hectares which represents very low-density development.

The Proposal has been designed to respect the Natural Heritage Features identified in the Environmental Impact Study (“EIS”) prepared by FRi Ecological Services dated June 2025 and submitted with these Applications. The entirety of the lands will not be developed as the Owner intends to retain the remaining blocks of land comprising approximately 83 hectares.

4.2 Subdivision Application

Rosseau Springs proposes a 49-lot rural residential plan of subdivision as illustrated in Figure 3 below. The detailed plan is shown in Appendix 3. The updated plan that is the subject of this application, includes significant separation

of the proposed houses and valued natural heritage features and does not include any connection between the new north-south road and Maplehurst Road. Lots are typically smaller than a standard rural residential lot design to minimize the development footprint. Each lot has access to the larger protected open space where passive recreational activities and general nature enjoyment are promoted. This approach effectively protects wetlands, waterbodies, floodplains, steep slopes, and wildlife habitat, while allowing for a low-density development and passive recreational development like hiking and cycling trails.

Rosseau Springs intends to continue its ownership of the retained lands.

The lots will be serviced by individual well and septic systems.

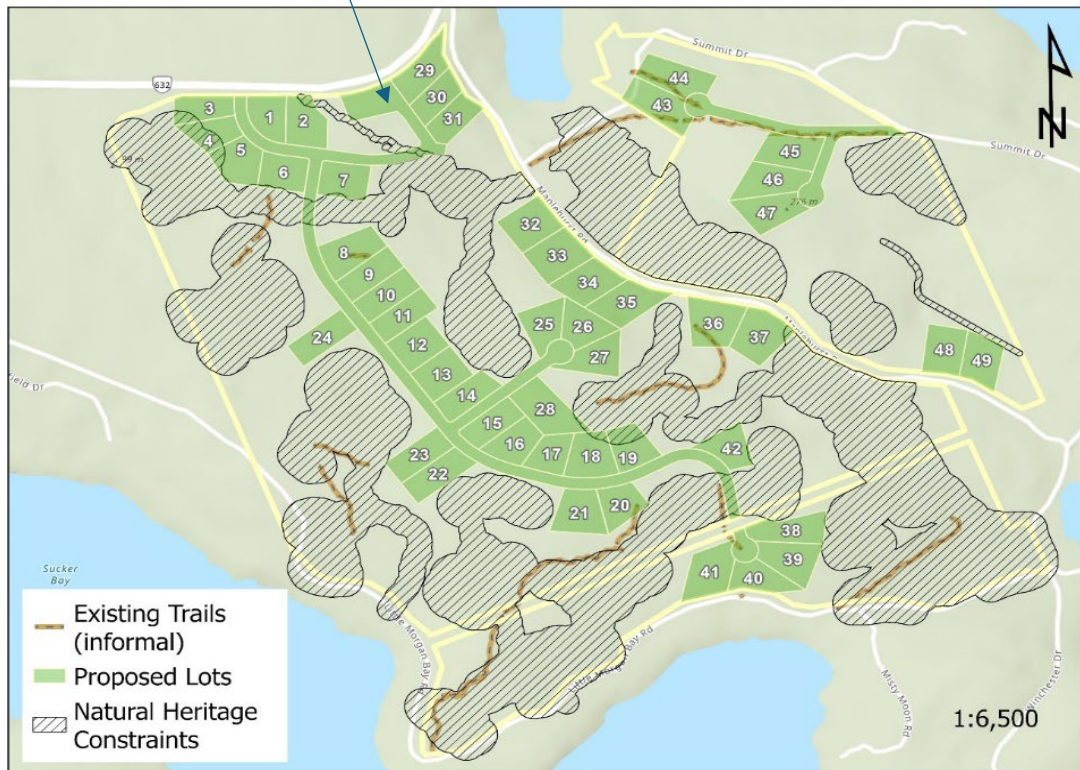
A new year-round north-south rural standard road will intersect with Hwy 632 in a safe location west of Maplehurst Road. Cul-de-sacs will be constructed off Summit Drive to provide year-round road access. All roads will be constructed to Township standards and will be conveyed to the Township as public roads.

As shown on Figure 3, Rosseau Springs is proposing to construct tennis courts off Hwy 632 and off-street parking as well as enhancing existing and providing new walking trails throughout the retained lands to provide a recreational amenity for existing and future residents. The racquet courts, parking area, and trails should be counted toward park dedication.

Rosseau Springs plans to create special design guidelines to ensure the future dwellings are designed and built in a way that respects the natural environment and the local housing and cottage vernacular.

Figure 3 Proposed Plan of Subdivision

Recreational Courts and Parking



4.3 Rezoning Application

Individual lots are proposed to be rezoned from RU – Rural to a modified RR – Rural Residential zone to permit dwellings on individual lots based on private well and septic services.

Rosseau Springs proposes to rezone and create residential lots occupying approximately 30 hectares of the 113-hectares land holding from RU to a modified RR zone to allow the construction of 49 rural residential dwellings in non-environmentally sensitive areas. The proposed RR zoning boundaries follow lot lines and respect the documented environmental conditions identified in the EIS.

In keeping with the Environment-First approach, the Applications also propose to rezone documented natural heritage lands on the retained lands from RU to EP – Environmental Protection to ensure their ongoing protection as identified in the EIS.

Modest adjustments to the Township's stock RR zone, including minimum lot areas and width regulations, are required to minimize development footprints consistent with the Environment-First approach. The rezoning application

proposes reducing the required minimum lot area from 2 hectares to .4 hectares and minimum lot frontage from 60m to 30m.

Rosseau Springs will abide by most of the Township's RR zoning yard and setback regulations while allowing for modestly reduced lot frontages and areas as set out in the amending zoning by-law in Appendix 2 to respect and protect the environmental features.

5. Supporting Studies and Materials

5.1 Environmental Impact Study – June 2025

FRi Ecological Services was retained by the Owner to prepare a comprehensive, multi-season EIS report following Seguin Township's Environment-First philosophy. The EIS study was a fundamental input in shaping the subdivision design shown in Figure 3, with an emphasis on preserving valued ecosystem components. Unlike a standard yield-based design approach that prioritizes maximizing the number of lots, this proposal was developed using the Environment-First approach. As noted on the page 15 of the June 2025 FRi EIS study, *"Conservation design is an environmentally responsible approach to development that protects wetlands, waterbodies, floodplains, steep slopes and wildlife habitat while allowing for a density neutral development and passive recreational development like hiking and cycling trails. This approach includes identifying, mapping and setting aside land that will be left as undivided open space"*. Consequently, the EIS places greater emphasis on ecological recommendations rather than mitigation measures. Furthermore, the EIS was completed prior to the subdivision design process, ensuring that its recommendations directly informed the lot configuration, road pattern, and overall subdivision layout.

5.2 N. Barry Lyon Consultants Ltd. – Residential Market and Preliminary Land Need Assessment, November 2024

N Barry Lyon Consultants Ltd. was retained by Rosseau Springs to undertake a demographic analysis, examine past housing and demographic trends, the implications of the west Seguin Minister's Zoning Order permitting 720 residential units adjacent to the Parry Sound urban service area, housing market demand, and consider the need for the proposed 49 lot rural residential, non-waterfront housing proposed by Rosseau Springs in east Seguin Township.

NBLC concluded on page 31 of its November 2024 Housing study that: *"The proposed residential development provides a strategic response to Seguin Township's housing challenges. It supports market demand for year-round residences while contributing to the economic vitality of local businesses. The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, making it critical. The proposed residential development on the subject site offers a strategic solution to Seguin Township's*

housing needs. The project will contribute to a healthy residential land supply, and provide an opportunity for sustainable growth, potentially making it a critical piece of the Township's future planning."

5.3 Hydrogeological, Well Water, and Septic Report - July 20, 2023

Test water wells were drilled and tested to ensure potable water supplies. EXP prepared a report documenting the ability of the individual lots to support dwellings that will be serviced by private wells and septic systems. Pump tests conducted in 2023 prove there are adequate and reliable potable water supplies. Septic systems will use the best available technology to treat effluent to protect area wetlands, streams and Lake Rosseau.

The report also details recommendations and mitigations measures that will be implemented at both the construction stage as well as throughout the life of the development.

5.4 Stormwater Management Study – June 15, 2023

EXP prepared a comprehensive stormwater management study that documents existing drainage conditions and makes recommendations concerning stormwater drainage that Rosseau Springs is prepared to implement. The owner commits to fulfilling environmental and engineering recommendations to protect the natural environment and local aquatic systems and Lake Rosseau.

5.5 Geotechnical Report – Dec 5, 2022

EXP prepared a geotechnical report containing recommendations ensuring that the design of the proposed houses will protect the natural environment and to ensure the property is suitable for development of roads and residences. Rosseau Springs commits to ensuring that the geotechnical recommendations will be respected during development.

5.6 Stage 1 and 2 Archaeological Assessment (Horizon) – September 4, 2022

Horizon Consultants investigated the archaeological conditions on the subject lands and concluded that the proposed rural residential development would not impact archaeological resources consistent with Provincial requirements.

5.7 Traffic Impact Study – September 14, 2023

The proposed lots will have frontages on Maplehurst Road, and newly proposed roads connecting separately to Summit Drive and Hwy 632. Hwy 632 connects the subject lands and adjoining seasonal residential areas to the nearby Village of Roseau and Hwy 141, as shown on Figure 1. The south-central portion of the

lands are bisected by an unopened, 20m wide road allowance. The subdivision application proposes that the north south road cross this road allowance.

Tatham Engineering investigated traffic impacts of the proposed residential development. Tatham concluded that this low-density development would not have a significant impact on Maplehurst Road, Hwy 632, and other area roads. Tatham concluded that the incremental traffic generated is acceptable from a transportation engineering and pedestrian and cyclist safety standpoint.

5.8 Survey

MTE Ontario Land Surveyors surveyed the subject lands and prepared a draft plan of subdivision (see Appendix 3) as set out in Section 51 of the Planning Act. The proposed subdivision plan is based on reliable survey and topographical information.

5.9 Title Search and PIN Report

The subject lands have been owned by Rosseau Springs Limited since October 1998. The current owner purchased the shares of the company in June 2021. PIN maps and ownership information has been submitted as part of the application package. There are no deed restrictions.

5.10 Phase 1 Environmental Site Assessment Dec. 5, 2022

EXP prepared and Environmental Site Assessment (ESA) that assessed environmental site conditions and included a review of historical land-use and occupancy records, a visual inspection of the site and surrounding properties, and interviews with person(s) having knowledge of past and present site activities. The study concluded there are no limitations to development and that a Phase 2 ESA is not required to further assess groundwater and soil quality.

6. Planning Policy Framework and Analysis

The following sections outline the planning policy regime and evaluation of the proposed development in the context of Township's planning policies and the new Provincial Planning Statement.

6.1 Provincial Planning Statement

The Provincial Planning Statement came into effect on October 20, 2024, and contains policies that permits municipalities to allow residential development in rural areas, provided development can be serviced.

PPS Rural Lands Policy 2.6.1 c), states:

"2.6 Rural Lands in Municipalities

On rural lands located in municipalities, permitted uses are:

residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;”

The Hydrogeological Report prepared by EXP concludes that sufficient water supply is available to service the 49 lots on individual wells. The report further concludes that the discharge generated from the Proposal is in keeping with the objectives set by the Ministry of the Environment, Conservation and Parks.

We are of the opinion that the proposed 49 lot development on the subject rural lands satisfies the PPS policy requirements since the development:

- ✓ addresses Seguin Township’s local housing needs
- ✓ is supported by the various technical studies including well and septic services
- ✓ is compatible with the adjoining cottages and houses
- ✓ is close to the services provided in nearby Village of Rosseau
- ✓ will help strengthen the local economy and tax base

Policy 2.1.3 of the PPS stipulates that ... *“sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years”*. We are satisfied that the proposed residential development will help meet housing needs in east Seguin Township in both the near term and over the coming three decades.

NBLC’s November 2024 report entitled “Residential Market and Preliminary Land Need Assessment Rosseau Springs, Township of Seguin concludes that there is a need for alternative non-waterfront residential development over the next 30 years given growth projections and increases in demand.

6.2 Township of Seguin Official Plan

The Official Plan is directed by the vision that *“the environment will be given priority over economic or social development when making all land use and public works decisions”*. This is achieved through the implementation of an Environment-First principle. The Official Plan outlines the objectives of the “Environment-First principle to be:

- a) *“To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands.*
- b) *To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.*

- c) *To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.*
- d) *To minimize changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands resulting from human activity.*
- e) *To minimize the loss or fragmentation of significant woodland features and the habitats and ecological functions they provide.*
- f) *To prohibit new development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands.*
- g) *To prohibit the loss or fragmentation of wetlands and Areas of Natural and Scientific Interest and the habitats and ecological functions they provide.*
- h) *To maintain and protect significant wildlife habitat areas and the habitats of endangered or threatened species.*
- i) *To maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.*
- j) *To maintain important linkages between core areas of the Natural Heritage System.”*

The EIS was prepared under the Environment-First principle to inform the ultimate configuration of the Proposal. The Official Plan identifies two wetland sites on the property which have been assessed by the EIS, however, the Official Plan recognizes that there are other features that have yet to be identified. The EIS report identified additional wetlands and habitats that may be delineated to grow the Township of Seguin’s environmental database. This timely reporting may inform the Township’s ongoing review of the Official Plan as a whole, specifically, through the rezoning of identified features as Environmental Protection (“EP”).

It should be noted that there are no identified Areas of Natural and Scientific Interest (“ANSI”) or Provincially Significant Wetlands identified on the property.

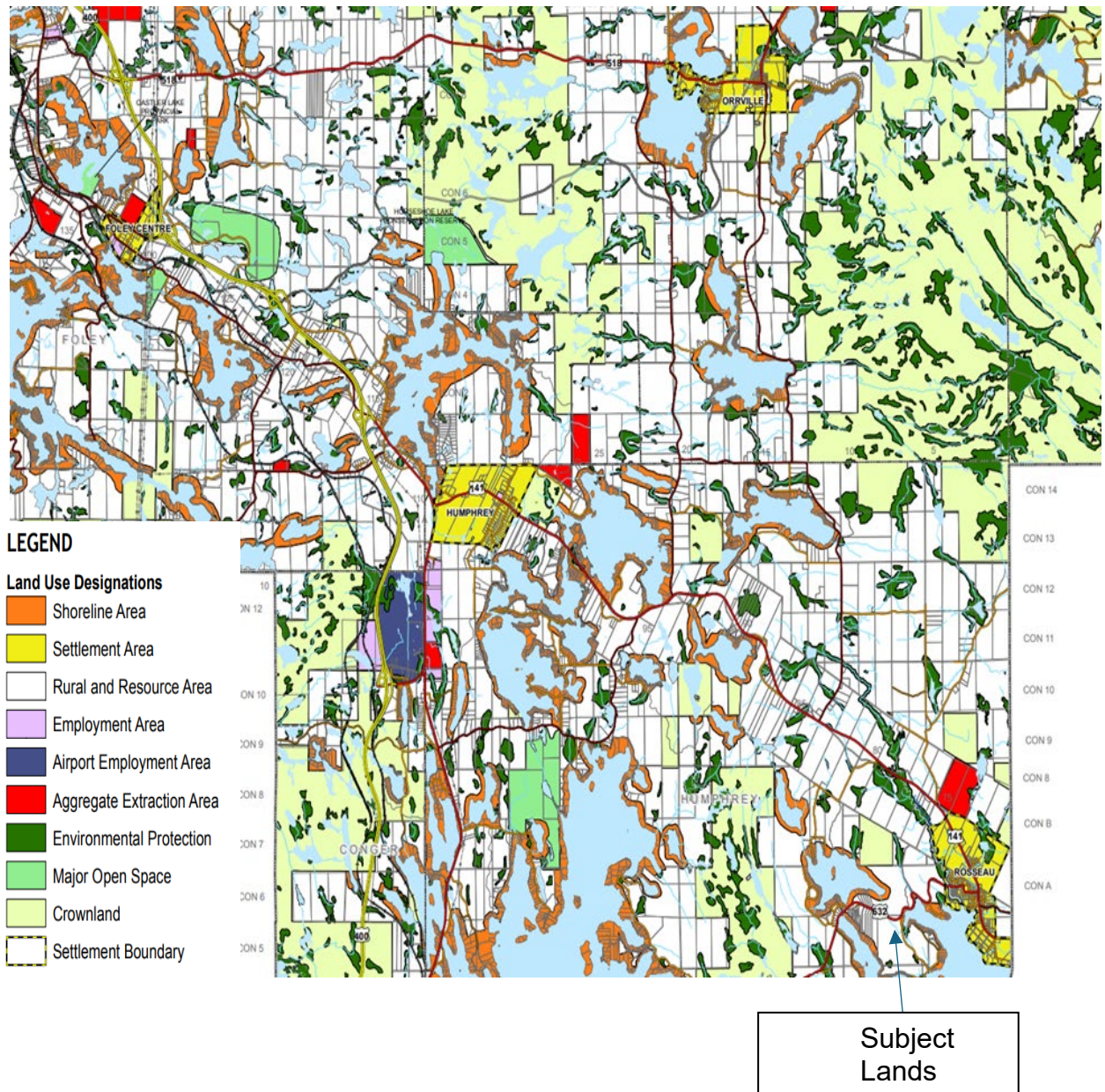
The Property is primarily designated Rural and Resource Area, with portions designated Environmental Protection Area within the Natural System under the Official Plan. The Rural and Resource Area designation applies to private lands in the Township’s rural areas, which are characterized by agricultural uses, rural development, and large parcel sizes. This designation permits limited residential development as the Official Plan directs most new development to Settlement Areas. The nearest Settlement Area to the Property is the Rosseau Settlement

Area, situated over 1km to the east. The NBLC housing study concluded that “The site offers a significant opportunity to bolster the residential land supply and meet short-term housing needs. Its proximity to a popular settlement area, coupled with a willing and capable landowner, enhances its potential to meet demand effectively. If developed as proposed, the project is well-positioned to alleviate immediate housing pressures. This development can proceed rapidly because there is no need for costly municipal infrastructure.

The portions of the Property designated Environmental Protection Area represent wetlands, natural hazard lands, and other significant natural heritage features. Like the Rural and Resource Area designation, the Environmental Protection Area designation is considered part of the Township’s Natural System, which integrates a Natural Heritage System approach to environmental planning. Within this designation, development is not permitted, as the policies aim to preserve and protect environmentally sensitive and significant lands.

The entirety of the lands will not be developed as the Owner intends to retain the remaining blocks of land comprising approximately 83 hectares. In keeping with the objectives of the Environment-First Principle, significant wetland areas on the retained lands identified in the FRI study are intended to be rezoned to EP to minimize loss or fragmentation.

Figure 4 Township of Seguin Official Plan



The EIS confirms that the proposed development will not result in negative environmental impacts, provided that prescribed mitigation measures, buffers, and setbacks are implemented. These conditions will be secured through the proposed Zoning By-law Amendment and enforced throughout construction. Key measures include seasonal timing restrictions on tree clearing to protect nesting and breeding habitats, preservation of historic natural drainage patterns, as identified in the EXP report, to maintain existing hydrological functions, and the application of the Seguin Tree By-law to retain protected trees within the proposed EP-zoned areas.

The property's history of logging and agricultural activity has shaped an informal trail network, which has been considered in the subdivision design. The proposal includes a formalized non-motorized trail system, enhancing connectivity while respecting identified environmental features.

The proposed development incorporates infrastructure that minimizes municipal servicing demands and aligns with the Township's objectives for efficient service delivery and transportation planning. The subdivision will introduce new rural-standard municipal roads with gravel surfaces and ditches. A new intersection with Hwy 632 has been strategically designed to optimize sightlines, ensuring pedestrian, cycling, and vehicular safety. All proposed residences will be privately serviced, eliminating the need for municipal water or wastewater system expansions. A recreational sports court is proposed near Hwy 632, and non-motorized hiking trails will be available for both residents and the broader public. The proposed subdivision will occupy approximately 5.2 hectares of land for road infrastructure, ensuring that the overall development footprint remains minimal.

While there are close to 100 neighbouring properties that are already developed and front on to Lake Rosseau and none of the Rosseau Springs property fronts on to Lake Rosseau, a few of the proposed lots on the Property are located within 300m of Lake Rosseau, and as such, the Proposal has been carefully evaluated to ensure compliance with the Official Plan's policies on lake protection. These policies seek to preserve water quality, visual character, and recreational quality. The EIS confirms that the proposed subdivision will not introduce additional impacts to Lake Rosseau, and the Stormwater Management Report outlines Low Impact Development (LID) strategies to manage surface water effectively, ensuring that downstream waterbodies are not negatively affected. Furthermore, extensive fieldwork conducted during leaf-off and leaf-on conditions verifies that the proposed development will not be visible from the lake.

We are of the opinion that the proposed Rosseau Springs subdivision is consistent with good planning and generally respects the Official Plan policies with the exception of the avenue for land division. Section B.12 of the Official Plan addresses land division, including lot creation within the Rural and Resource Area designation. Policy B.12.2.5 provides specific criteria for residential lot creation by consent:

B.12.2.5 Rural and Resource Area - New Lots for Residential Purposes

"In accordance with the Growth Management Goals and Objectives of this Plan to focus growth to settlement areas and maintain the rural character of the Township, only a limited number of new lots for residential purposes can be created in the Township. Limited residential development the Rural and Resource Area will occur by consent."

While the Official Plan does not explicitly prohibit residential development in the Rural and Resource Area, it stipulates that lot creation will occur by consent. To proceed with the Proposal, a Plan of Subdivision is required, which would necessitate an Official Plan Amendment to include a site-specific policy exempting the Proposal from policy B.12.2.5. The Proposal adheres to the Environment-First principle, ensuring that development is guided by ecological considerations rather than maximizing lot yield. The proposal protects significant environmental features through extensive land conservation and Environmental Protection zoning. The Township's Official Plan is currently under review, making this an opportune time to consider policy refinements that support environmentally responsible rural development. Additionally, the new Provincial Policy Statement (PPS), which is now in effect, provides a more flexible framework for rural residential development.

The proposed Rosseau Springs subdivision represents a balanced approach to rural residential development that respects and integrates with the Township's Natural Heritage System. Given the comprehensive environmental studies that have been undertaken, the demonstrated commitment to environmental conservation, and the alignment with provincial and municipal planning frameworks, an Official Plan Amendment is warranted. A site-specific policy is recommended to be included in the Seguin Official Plan to permit this Environment-First rural residential development to proceed by way of a Plan of Subdivision, as outlined in Appendix 1.

7. Seguin Comprehensive Zoning By-law 2006-125

The subject lands are currently vacant and are designated RU – Rural and EP – Environmental Protection under Seguin Township By-law No. 2006-125, as illustrated in Figure 4. The stock RR Zone provisions permit rural residential dwellings on lots with a minimum lot area of 2 hectares and a minimum frontage of 60 metres. To accommodate the proposed subdivision while maintaining the Environment-First approach, a Zoning By-law Amendment (ZBA) is required to allow for a minimum lot area of 0.4 hectares and a minimum frontage of 30 metres.

The development standards proposed through this application are a direct result of the Environment-First planning framework. The subdivision design was informed by avoidance and setback recommendations aimed at protecting identified natural features, ensuring that the development footprint is minimized while maximizing the retention of environmentally significant lands. The EIS identified several wetland areas, for which recommended setbacks align with the Township's Site Alteration By-law No. 2024-007. These setbacks and buffers have been incorporated into the subdivision layout to further protect ecological functions.

The map displays the Little Morgan Bay area with various land use designations and roads. Key features include:

- Land Use Designations:** SR1, LSR, EP, RR, and RU.
- Roads:** 632 Hwy, Cameron Rd, Little Morgan Bay Rd, Winchester Dr, and others.
- Specific Areas:** SR1-10, LSR-35, LSR-7, LSR-29, LSR-45, LSR-23, and others.
- Water Bodies:** Little Morgan Bay and other water features.
- Blue Arrow:** Points to the central area labeled RU.

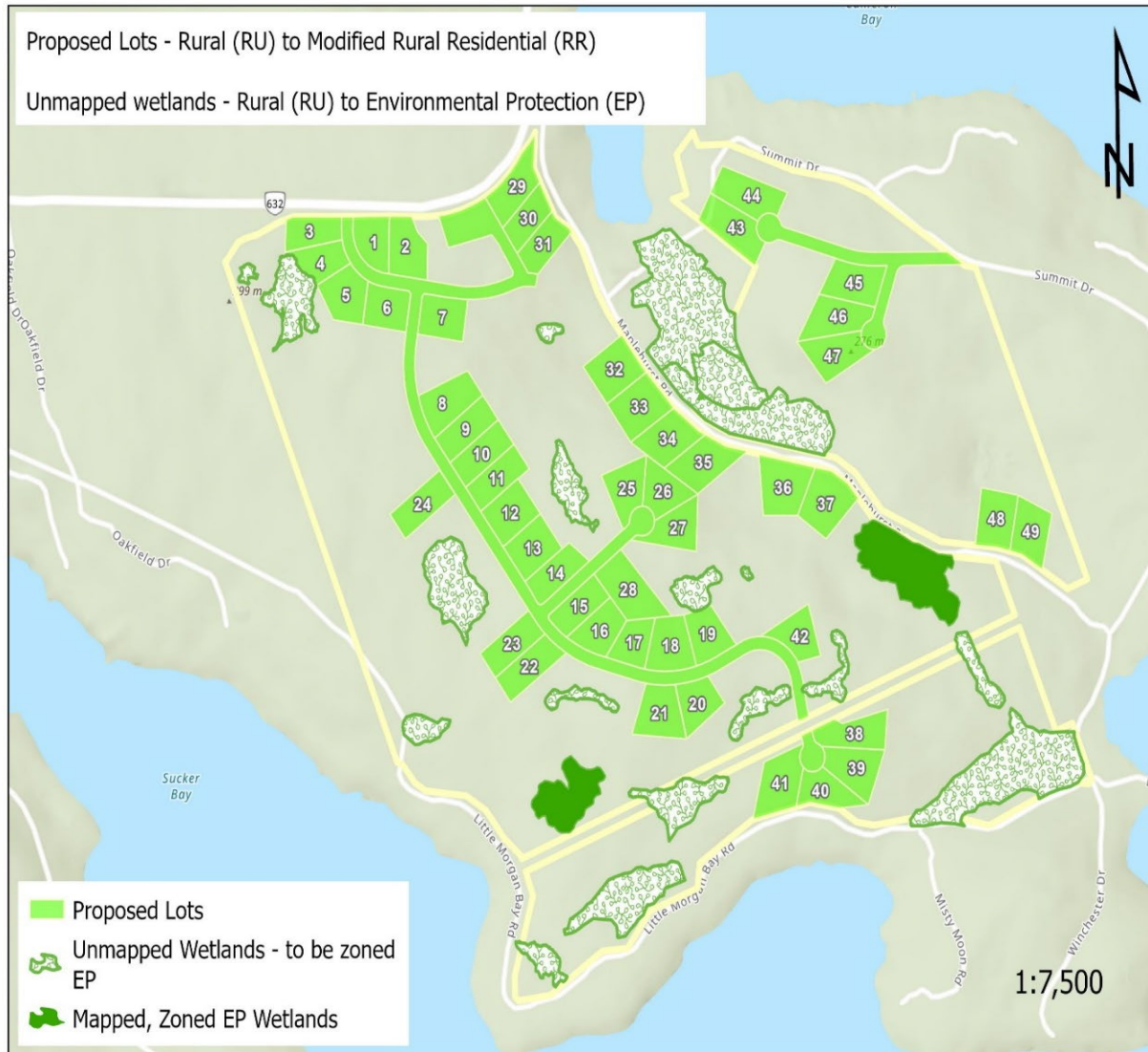
Subject Lands

Table 1 Requested Modified RR Rural Residential Zoning

Zoning Requirement	Standard RR Zone	Modified RR Zoning Request	Basis of Requested Zoning Modification
Lot Area (Minimum)	2.0 ha	0.4 ha	Reduction to achieve environment first design goals
Lot Frontage (Minimum)	150 m	30 m	Reduction to achieve environment first design goals
Coverage (Maximum)	5%	10%	Increase to achieve environment first design goals and to accommodate one storey dwellings
Minimum Exterior Side Yard	10 m	5 m	Increase to achieve environment first design goals and to accommodate one storey dwellings
Minimum Interior Side Yard	5 m	5 m	No change
Minimum Rear Yard	10 m	10 m	No change
Minimum Front Yard	15 m	10 m	Reduction to achieve environment first design goals
Building Height (Maximum)	10 m	10 m	No change

To achieve the intended balance between rural residential development and environmental conservation, a modified RR zone is proposed for the residential lots, with provisions tailored to the subdivision's low-impact design. Additionally, EP zoning is recommended for the identified wetland areas to ensure their long-term conservation and protection. Figure 5 provides a detailed illustration of the proposed modified RR and EP zoning boundaries.

Figure 5 Proposed EP and Modified RR Zoning



8 Conclusion, Planning Opinion, and Recommendation

The proposed Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision for Rosseau Springs have been carefully designed to align with both provincial and municipal policy objectives, ensuring an environmentally responsible approach to rural residential development. The applications are consistent with the new Provincial Planning Statement (PPS), which encourages housing supply and rural development in appropriate locations while protecting natural heritage features and water resources.

A comprehensive suite of technical studies has been completed by a team of expert consultants, confirming that the proposed 49-lot subdivision can be developed without negative environmental impacts, provided that the recommended mitigation measures, setbacks, and buffers are implemented. The EIS, Stormwater Management report, and other supporting studies have verified that the subdivision design will protect local water resources, maintain ecological functions, and integrate with the existing rural character of the area.

The proposal satisfies the requirements of the Provincial Planning Statement and the planning objectives of Seguin Township by:

- Addressing local housing needs through the creation of new residential lots in an area where demand for rural housing is growing.
- Demonstrating feasibility for private well and septic services, as confirmed through technical studies.
- Ensuring compatibility with the surrounding rural residential and seasonal cottage land uses.
- Contributing to the local economy and tax base while ensuring that new development is sustainable and environmentally responsible.

The Rosseau Springs applications represent good land use planning by balancing growth and environmental protection through an Environment-First approach. Given the comprehensive environmental studies, alignment with the Official Plan's objectives, and the broader policy direction set by the new PPS, we are of the opinion that the proposed Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision are in the public interest and should be approved.



Leo DeLoyde, BES MES MCIP, RPP
DeLoyde Development Solutions



Appendix 1 - Proposed Official Plan Amendment

The Corporation of the Township of Seguin

By-law Number XXXX-XXX

A by-law to Adopt Township of Seguin Official Plan Amendment No. XX.

WHEREAS in accordance with the provisions of Section 17 or 22 of the *Planning Act*, R.S.O. 1990, c.P. 13., as amended, Council may adopt an Official Plan or an amendment thereto;

AND WHEREAS, pursuant to subsection 17(10) of the *Planning Act*, the Ministry of Municipal Affairs and Housing may authorize an approval authority to exempt from its approval any or all proposed Official Plan Amendments;

AND WHEREAS, the Township of Seguin is exempt from requiring the approval of the Ministry of Municipal Affairs and Housing per O. Reg 525/97, as amended by O. Reg 189/10;

NOW THEREFORE the Council of the Corporation of the Township of Seguin ENACTS as follows:

1. The following explanatory text attached hereto, constituting Township of Seguin Official Plan Amendment No. XX is hereby adopted.

ENACTED and PASSED this ____ day of ____, 2025

Signed _____

MAYOR

Signed _____

CLERK

EXPLANATORY NOTE TO PROPOSED OFFICIAL PLAN AMENDMENT NO. XX

Township of Seguin File No. _____

The Proposed Official Plan Amendment applies to lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, in the Geographic Township of Humphrey as shown in Schedule A.

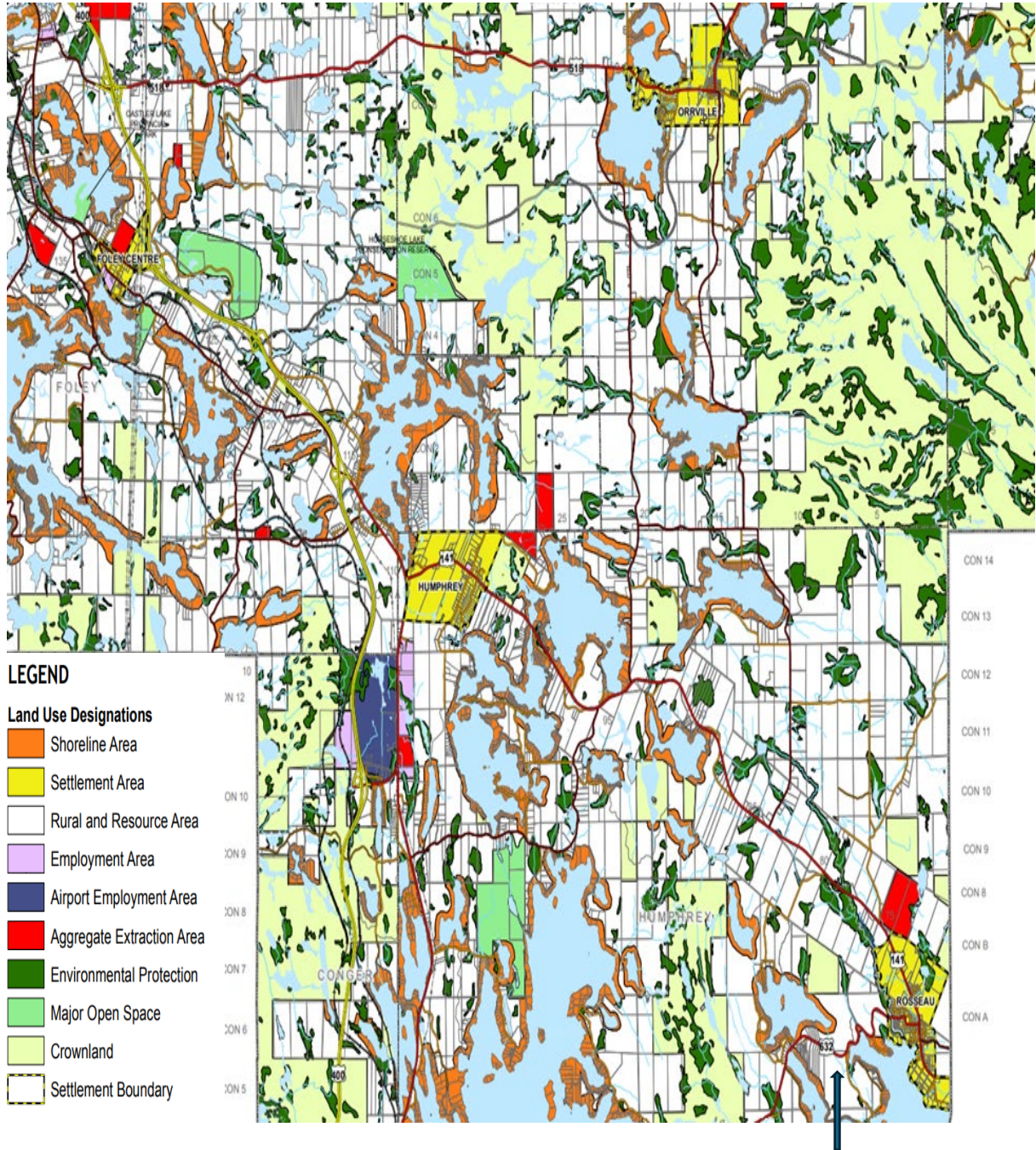
The purpose of the Official Plan Amendment is to create a site-specific exception to permit the development of a rural residential plan of subdivision in the Rural and Resource Area.

DETAILS OF THE AMENDMENT

Section B.12.2.5 of the Township of Seguin Official Plan, regarding Rural and Resource Areas, is hereby amended by adding the following text and key map showing the lands on Schedule A as Special Policy B.12.2.5.1:

- B.12.2.5.1 Notwithstanding and other provisions of this Plan, the creation of 49 lots may occur by Plan of Subdivision on the lands legally described as Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, in the Geographic Township of Humphrey.

Schedule A - Proposed Special Policy Area



Special Policy Area Permitting Creation of a 49 Lot Rural Residential Plan of Subdivision by way of Consent

Appendix 2 – Proposed Zoning By-law Amendment

‘THE CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NO. 2025-0XX

“Being a By-law to amend Township of Seguin Zoning By-law No. 2006-125” (Roll Numbers 49-03-010-002-00950-0000, 49-03-010-002-04000-0000, 49-03-010-002-22800-0000, 49-03-010-002-23200, (Insert file number) No Address on Hwy 632, Maplehurst Road and Summit Drive

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 Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, in the Geographic Township of Humphrey; 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;

AND WHEREAS the Council of the Corporation of the Township of Seguin has determined that no further notice or meeting is required in accordance with Section 34(17) of the Planning Act, R.S.O. 1990;

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 a portion of those lands described a Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township, SEGUIN, from the Rural (RU) Zone to the Rural Residential RR - Exception (RRXX) Zone and Environmental Protection (EP) Zone as shown on Schedule “A” attached hereto and forming part of this By-law.

2. Table 10.3 of Section 10.4, Rural Zones – Exceptions, is hereby further amended by adding exceptions “RR-XX” as set out on Schedule “B” attached hereto and forming part of this By-law.

3. 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 XXth day of XX, 2025.

Ann MacDiarmid

Mayor

Craig Jeffery

Clerk

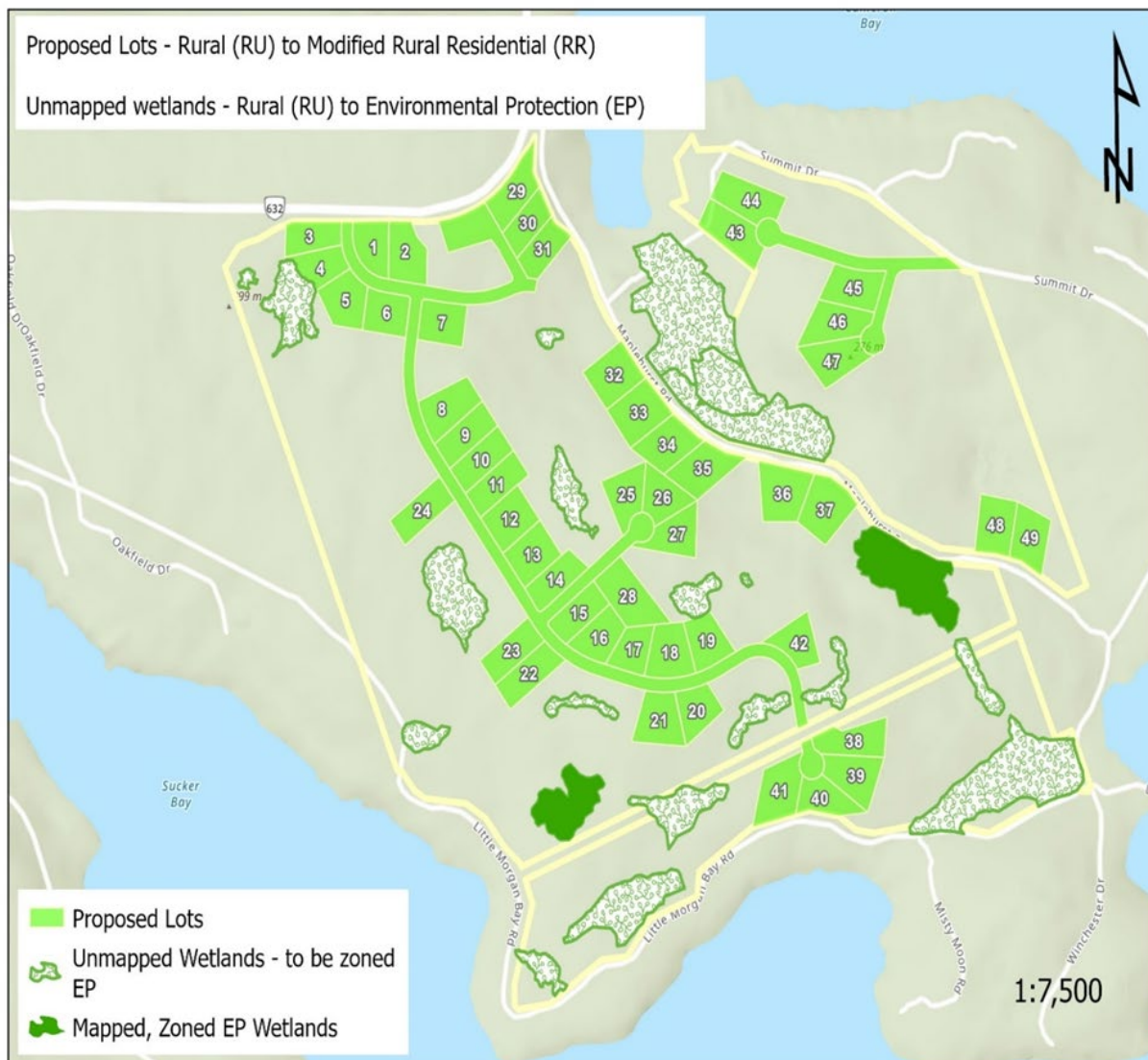
THE CORPORATION OF THE TOWNSHIP OF SEGUIN

By-law No. 2025-0XX Schedule “A”

PT LT 93 CON B HUMPHREY AS Part of Lots 6, 7, and 8, Concessions 4 and 5 in former Humphrey Township;

SEGUIN

Zoning By-law 2006-125 Map 27 to be Amended as Follows:



THE CORPORATION OF THE TOWNSHIP OF SEGUIN

SCHEDULE “B”

TO BY-LAW NO. 2025-0XX

Amendment to Table 10.3 of Section 10.4 – Rural Residential Zones – Exceptions:

That notwithstanding the requirements of the RR Rural Residential Zone, residential dwelling lots shall have a

- **minimum area of .4 ha**
- **minimum frontage of 30 m**
- **minimum front yard setback of 10 m**
- **minimum exterior side yard setback of 5 m**
- **maximum coverage of 10%**

All other RR Rural Residential zoning requirements shall apply

Appendix 3 – Draft Plan of Subdivision

