

RosseauSprings.com

> 2025





- ROSSEAU SPRINGS -

Proposed 49 Lot Residential Development Official Plan Amendment, Rezoning, and Subdivision Applications

Applicant: Rosseau Springs

Address: Maplehurst Road, Hwy 632 and Summit Drive

Official Plan Amendment: OPA-2025-0003-H

Zoning By-Law Application: R-2025-0013-H

Draft Plan of Subdivision Application: CON-2025-0001-H

Public Meeting September 15, 2025

Presentation Outline

1. Introductions
2. Presentation Outline
3. Site Location and Description
4. Description of Planning Applications
5. Supporting Studies
6. Rosseau Springs Video
7. Public Consultation
8. Questions and Comments



Location and Site



- 108 ha site situated to the immediate west of Rosseau Village. Three-quarters of the site (83 ha) will be retained as natural areas.
- Heavily wooded with secondary growth mixed hardwood and hemlock trees
- Land gently slopes toward Lake Rosseau with some attractive mossy rock cliffs
- Proposed new road connecting to Hwy 632. Lots will front onto existing Maplehurst Road, and Summit Drive extension

Draft Plan of Subdivision

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____ 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____ 20____.

KEY PLAN - NOT TO SCALE

DRAFT PLAN OF SUBDIVISION
OF PART OF
LOTS 6, 7 AND 8, CONCESSION 4
AND PART OF
LOTS 6, 7 AND 8, CONCESSION 5
IN THE
TOWNSHIP OF SEGUIN
DISTRICT OF PARRY SOUND
SCALE 1:1000
MTE OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:
DIMENSIONS ARE EXPRESSED EITHER IN FEET OR METERS, AND DIMENSIONS IN METERS ARE TO BE CONSIDERED TO BE IN FEET UNLESS OTHERWISE NOTED.

ADDITIONAL INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT:

- (a) ALL SHEDS
- (b) ALL SHEDS
- (c) ALL SHEDS
- (d) SINGLE FAMILY RESIDENTIAL
- (e) ALL SHEDS
- (f) ALL SHEDS
- (g) ALL SHEDS
- (h) ALL SHEDS
- (i) WHOLE LOT, SHEDS, WHOLE LOT, SHEDS
- (j) ALL SHEDS
- (k) ALL SHEDS
- (l) ALL SHEDS
- (m) ALL SHEDS
- (n) ALL SHEDS
- (o) ALL SHEDS
- (p) ALL SHEDS
- (q) ALL SHEDS
- (r) ALL SHEDS
- (s) ALL SHEDS
- (t) ALL SHEDS
- (u) ALL SHEDS
- (v) ALL SHEDS
- (w) ALL SHEDS
- (x) ALL SHEDS
- (y) ALL SHEDS
- (z) ALL SHEDS

SITE DATA
TOTAL SITE AREA = 110.00 AC.
AREA OF EXISTING RESIDENTIAL LOTS = 10.00 AC.
AREA OF EXISTING RESIDENTIAL LOTS = 10.00 AC.
AREA OF EXISTING RESIDENTIAL LOTS = 10.00 AC.
AREA OF EXISTING RESIDENTIAL LOTS = 10.00 AC.

OWNER'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS DRAFT PLAN OF SUBDIVISION IS THE PROPERTY OF _____

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS DRAFT PLAN OF SUBDIVISION IS THE PROPERTY OF _____

MTE OLS LTD.
ONTARIO LAND SURVEYORS LTD.
1000 1000 STREET
P.O. BOX 1000
P.O. BOX 1000
P.O. BOX 1000

Rosseau Springs draft plan subdivision outline overlaid on WPSGN mapping; lots and interior subdivision road network shown in grey, property boundary shown in orange outline.



Planning Applications



Township of Seguin
Official Plan designates
the subject lands “Rural
and Resource Area” that
permits limited single
dwellings by way of
consent. A complete
Official Plan
Amendment application
has been accepted to
permit the 49-lot
development by way of
a plan of subdivision.



The lands are
predominantly zoned
RU Rural under the
Sequin Zoning By-law
2006-125. A complete
rezoning application has
been accepted to permit
the creation and
development of the
residential lots subject
to special zoning
regulations.



A complete application
for a residential plan of
subdivision has been
accepted to create 49
residential lots and the
proposed roads.
Rosseau Springs
proposes to retain most
of the lands to protect
natural features.



Technical,
environmental, and
housing needs studies
have been shared on-
line with the public and
presented at a Rosseau
Springs sponsored and
well attended
community consultation
meeting held in the
Rosseau Memorial Hall
on April 22, 2025.

Proposed 49 Lot Development









- Environment first design that protects Lake Rosseau
- Preserves natural areas, steep slopes, and wetlands
- Improves housing choice in east Seguin
- Private services
- Recreational trails and courts



Supporting Research and Special Studies



Public Feedback

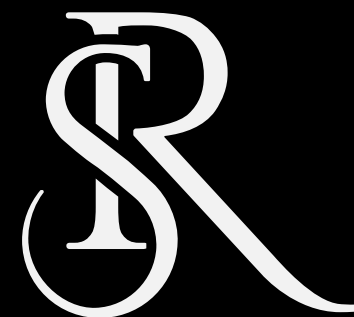
	Issue	Response
	Subdivision conflicts with the Provincial Planning Statement (PPS)	Rural subdivisions are allowed under the PPS should Council so decide. Demonstrated need for more housing in east Seguin to 2050.
	Environmental Concerns	Environment first approach design demonstrated by the FRi report. Proposed development is designed to protect forests, wildlife, reptiles, and amphibians.
	Impacts on Lake Rosseau water quality	Water quality impacts not expected. Housing development will comply with the same water and sanitary standards that apply to all housing and cottage development in the area.
	Traffic and other impact on Morgan Bay Road and emergency access	Traffic will be distributed in part on existing roads and via a new road connecting to Hwy 632. No direct access will be provided on Morgan Bay Road. Emergency access will not be affected. Normal speed limits and design will accommodate pedestrians and cyclists
	Seguin Development is encouraged in settlement areas	An Official Plan Amendment is being requested to permit a rural development by way of a plan of subdivision to address housing needs in East Seguin
	Rural character is not being preserved	Rural and open space character will be maintained by minimizing development footprints and the creation of roads and road extensions consistent with Township standards.



ROSSEAU
SPRINGS

Questions and Comments

RosseauSprings.com



ROSSEAU
SPRINGS

RosseauSprings.com

> 2025