

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2018-021

Date: March 20, 2018
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: 7

Subject: A By-law to Deem Lot 13, Registered Plan 55, former Village of Bobcaygeon, being 235 Front Street West (Maguire – D30-2018-004)

Author Name and Title: Janet Wong, Planner II

Recommendations:

RESOLVED THAT Report PLAN2018-021, Maguire – D30-2018-004, be received;

THAT a Deeming By-law respecting Lot 13, Registered Plan 55, substantially in the form attached as Appendix “D” to Report PLAN2018-021, be approved and adopted by Council; and

THAT the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	To deem Lot 13, Registered Plan 55 not to be a lot within a registered plan of subdivision
Owner:	Christopher Maguire and Stephanie Maguire
Applicant:	Christopher Maguire
Official Plan:	“Urban” – County of Victoria Official Plan
Zone:	“Urban Residential One (R1) Zone” - Village of Bobcaygeon Zoning By-law Number 16-78
Site Servicing:	Municipal water and sewage systems
Existing Use:	Residential
Adjacent Uses:	North: Woodland East, South, West: Residential

Rationale:

The owners are seeking to sever 594 square metres of land with existing landscaping features for the purposes of a lot addition from property described as Lot 14, Registered Plan 55 (239 Front Street West). The consent application (D03-17-004) was conditionally approved July 13, 2017 by the Director of Development Services. The deeming by-law is required in order to allow the 594 square metres to merge on title with Lot 13, Registered Plan 55. The area to be added is identified on the draft reference plan as Part 2. Please refer to Appendices “B” and “C”. The owners have requested that Council pass a Deeming By-law to allow the future consolidation of the severed lands with Lot 13, Registered Plan 55.

Adoption and subsequent registration of this Deeming By-law (Appendix “D”) will allow the applicant to register the deed to effect the consolidation intended by consent application D03-17-004. The legal description will remain as Lot 13, Registered Plan 55 until the deed to effect the consolidation has been finalized. All agency comments have been addressed through consent file D03-17-004.

Other Alternatives Considered:

There are no other alternatives considered to be appropriate or represent good planning. The Deeming By-law is the appropriate method to legally consolidate the applicant’s lands.

Financial/Operation Impacts:

The cost of registering the By-law is included in the application fee. There are no financial implications for the City.

Relationship of Recommendations to the 2016-2019 Strategic Plan:

The City's Strategic Plan outlines Council's vision for the municipality. The vision consists of three main Strategic Goals: that of a vibrant and growing economy, an exceptional quality of life, and a healthy environment.

This application aligns with the quality of life and healthy environment priorities by creating a property with landscaping associated with the dwelling to be located on one lot.

Conclusion:

The consolidation of the lands will allow for the creation of a residential lot along with associated amenity space to be located on one property. Planning staff do not anticipate any negative impacts as a result of the consolidation.

Attachments:

Appendix "A" – Location Map

Appendix "B" – Consent Application Sketch

Appendix "C" – Registered Plan 159 and Draft Reference Plan 57R-

Appendix "D" – Draft Deeming By-law



Appendix A.pdf



Appendix B.pdf



Appendix C.pdf



Appendix D.pdf

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall

Department File: D30-2018-004