

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2018-028

Date: April 10, 2018
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: 7

Subject: A By-law to Deem Block A, Registered Plan 277, geographic Township of Verulam, being 64 Lakeland Road (Finley – D30-2018-007)

Author Name and Title: Janet Wong, Planner II

Recommendations:

RESOLVED THAT Report PLAN2018-028, Finley – D30-2018-007, be received;

THAT a Deeming By-law respecting Block A, Registered Plan 277, substantially in the form attached as Appendix “C” to Report PLAN2018-028, 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 Block A, Registered Plan 277 not to be a lot within a registered plan of subdivision
Owners:	John Finley and Mira Finley
Applicant:	John Finley
Official Plan:	“Waterfront” – City of Kawartha Lakes
Zone:	“Residential Type One (R1) Zone” – Township of Verulam Zoning By-law Number 6-87
Site Servicing:	Private well and septic system
Existing Use:	Residential
Adjacent Uses:	North: Rural woodland East: Rural woodland South: Shoreline Residential and Sturgeon Lake West: Shoreline Residential

Rationale:

The owners own and use 64 and 70 Lakeland Road as a single lot although they are considered to be two separate parcels. The dwelling is located on 70 Lakeland Road which is legally described as Part Lot 15, Concession 8. There are accessory buildings on both parcels with a garage and a boathouse that cross the lot line between the two parcels. The owners are seeking to merge the two properties as one. This will also allow the entire property to be considered as one lot for future redevelopment with a new dwelling. The deeming by-law is required in order to allow Block A, Registered Plan 277 to consolidate with Part Lot 15, Concession 8. Please refer to Appendix “B”.

Adoption and subsequent registration of this Deeming By-law (Appendix “C”) will consolidate Block A, Registered Plan 277 with 70 Lakeland Road. The legal description will remain as Block A, Registered Plan 277 and Part of Lot 15, Concession 8.

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 accessory structures associated with the dwelling to be located on one lot.

Conclusion:

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

Attachments:

Appendix "A" – Location Map

Appendix "B" – Real Property Report – Block A, Registered Plan 277 and Part Lot 15, Concession 8

Appendix "C" – Draft Deeming By-law



Appendix A.pdf



Appendix B.pdf



Appendix C.pdf

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Department Head: Chris Marshall

Department File: D30-2018-004