

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2018-034

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

Ward Community Identifier: 7

Subject: A By-law to Deem Lot 8, Registered Plan 70, former Village of Bobcaygeon, being 25 Prince Street West (Sweeney)

Author Name and Title: Mark LaHay, Planner II

Recommendation(s):

That Report PLAN2018-034, respecting Lot 8, Registered Plan 70, former Village of Bobcaygeon, “Sweeney – Application D30-2018-006”, be received;

That a Deeming By-law respecting Lot 8, Registered Plan 70, substantially in the form attached as Appendix “D” to Report PLAN2018-034, be approved and adopted by Council; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	The owner has requested Council pass a Deeming By-law to deem Lot 8, Registered Plan 70, not to be a lot within a registered plan of subdivision (see Appendices “A” and “B”)
Owner:	David Sweeney
Applicant:	Tom deBoer, TD Consulting
Legal Desc:	Lot 8 and Part Lot 9, Plan 70, being Part 1, Plan 57R-4111, former Village of Bobcaygeon
Official Plan:	“Urban”, Victoria County Official Plan
Zone:	“Urban Residential Type Two Special Thirteen (R2-S13) Zone” on Schedule ‘A’ of the Village of Bobcaygeon Zoning By-law No. 16-78
Site Servicing:	Municipal sanitary sewer and water supply
Existing Use:	Residential (single detached dwelling and residential accessory structures)
Adjacent Uses:	North: Industrial, Commercial, Duke Street East: Residential, Commercial, Main Street South: Prince Street, Residential, Commercial West: Residential, Joseph Street

Rationale:

The owner is proposing to construct a four (4) unit townhouse dwelling that spans the mutual lot line between Lot 8 and Part of Lot 9, Plan 70 (see Appendix “C”). As such, the proposal does not comply with the Zoning By-law. The lots must be effectively consolidated for the proposed development to proceed through the site plan approval process. This will also allow the entire property to be considered as one lot for the proposed redevelopment.

Adoption and subsequent registration of this Deeming By-law (see Appendix “D”) will consolidate Lot 8 with Part Lot 9, Plan 70, into one larger lot. The legal description will remain the same as Lot 8, Plan 70 and Part of Lot 9, Plan 70.

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 owner’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 Recommendation(s) 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 vibrant and growing economy and exceptional quality of life strategic goals as it increases the supply of housing to attract new residents, and improves walkability in the City of Kawartha Lakes.

Servicing Implications:

The lot is connected to full municipal services within the Bobcaygeon municipal service area.

Conclusions:

The consolidation of the lands will create one larger lot. As a result, a larger building envelope is available to site the proposed four (4) unit townhouse dwelling to enable approval through the site plan process. The deeming by-law will ultimately facilitate the issuance of a building permit for the proposed townhouse dwelling in compliance with the zoning by-law. Planning staff do not anticipate any negative impacts as a result of the consolidation.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please contact Mark LaHay, Planner II at 705.324.9411 x 1324.



Appendix "A" – Location Map

Appendix "B" – Reference Plan of Survey

Appendix "C" – Applicant's proposed Site Plan, revised February 2018

Appendix "D" – Draft Deeming By-law

Department Head E-Mail: cmarshall@kawarthalakes.ca

Department Head: Chris Marshall

Department File: D30-2018-006