

The Corporation of the City of Kawartha Lakes
Council Report

Report Number PLAN2018-059

Date: July 17, 2018
Time: 2:00 p.m.
Place: Victoria Room

Ward Community Identifier: 16

Title: Deeming By-law Application D30-2018-010 – 1590839 Ontario Inc. (Haslam)

Description: Deem Lots 3 and 4, Registered Plan 57M-734, geographic Township of Manvers, being 13 and 17 Sandbourne Drive

Author and Title: Janet Wong, Planner II

Recommendation(s):

That Report PLAN2018-059, **Deeming By-law Application D30-2018-010 - 1590839 Ontario Inc. (Haslam)**, be received;

THAT a Deeming By-law respecting Lots 3 and 4, Registered Plan 57M-734, substantially in the form attached as Appendix E to Report PLAN2018-059, 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 Lots 3 and 4, Registered Plan 57M-734 not to be lots within a registered plan of subdivision.
Owner:	1590839 Ontario Inc.
Applicant:	Ron Haslam
Official Plan:	Oak Ridges Moraine Natural Linkage Area – Schedule G Oak Ridges Moraine Policy Area, City of Kawartha Lakes Official Plan
Zone:	General Industrial Zone – Oak Ridges Moraine Zoning By-law 2005-133
Site Servicing:	Private well and individual septic system
Existing Use:	Industrial
Adjacent Uses:	North, South and West: Industrial East: Rural

Rationale:

The applicant (Mr. Haslam) operates a business constructing signs (Maximum Signs) from 17 Sandbourne Drive and has obtained site plan control approval to construct an addition to the building. Mr. Haslam has since purchased 13 Sandbourne Drive and is seeking to deem these two lots not to be part of a registered plan in order to merge the parcels on title. As two separate lots, a retaining wall is required to direct runoff from 17 Sandbourne Drive to the roadside such that runoff is not increased to 13 Sandbourne Drive. The purchase allows Mr. Haslam to remove the requirement for a retaining wall and lot grading and drainage will be reviewed to ensure no adverse impacts on subsequent neighbouring properties. Please refer to Appendices B, C and D. The applicant has requested that Council pass a Deeming By-law to effect the consolidation of Lots 3 and 4, Registered Plan 57M-734.

Adoption and subsequent registration of this Deeming By-law (Appendix E) will allow the two parcels to be used as one providing greater flexibility with use of the lands and to address grading and drainage with less long term maintenance costs. The effect of this Deeming By-law is that Lots 3 and 4 will consolidate into one larger property, which cannot be sold as two separate lots. The legal description will remain as – Lots 3 and 4, Registered Plan 57M-734.

Other Alternatives Considered:

At this time, there are no other alternatives considered that are appropriate or represent good planning. The Deeming By-law is the appropriate method to legally consolidate the owner's land.

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 healthy environment priorities by creating a property which supports local business operations with the least impact on the environment.

Conclusions:

The consolidation of the two separate parcels will create one larger property. This will allow for greater flexibility to address lot grading and drainage from development of this site. Planning staff do not anticipate any negative impacts as a result of the consolidation.

Attachments:

Appendix A – Location Map

Appendix B – Orthoimage

Appendix C – Excerpt from Registered Plan 179

Appendix D – Excerpt from Lot Grading and Drainage Plan

Appendix E – Draft Deeming By-law



Appendix A.pdf



Appendix B.pdf



Appendix C.pdf



Appendix D.pdf



Appendix E.pdf

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Department Head: Chris Marshall

Department File: D30-2018-010