



Council Report

Report Number PLAN2020-056

Meeting Date: November 17, 2020

Title: A By-law to Deem Lot 10, Plan 360 (82 Fulsom Crescent),
Geographic Township of Carden (Chafe) – Planning File D30-
2020-002

Description: Deeming By-law

Ward Number: 1

Author and Title: Jonathan Derworiz, Planner II

Recommendation(s):

That Report PLAN2020-056, Chafe – D30-2020-002, be received;

That a Deeming By-law respecting Lot 10, Plan 360, substantially in the form attached as Appendix "D" to Report Plan 2020-056, 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 10, Plan 360 as no longer a part of a plan of subdivision to facilitate consolidation with the adjacent shoreline allowance
Owner:	Paul Chafe
Official Plan:	Waterfront – City of Kawartha Lakes Official Plan
Zone:	Limited Service Residential (LSR) Zone, Township of Carden Comprehensive Zoning By-law 79-02
Site Servicing:	Private
Existing Use:	Single Detached Dwelling
Adjacent Uses:	North, South, West: Limited Service Residential East: Lake Dalrymple

Rationale:

The owners of Lot 10, Plan 360 (82 Fulsom Crescent), as shown on Appendices “A” and “B”, have requested that Council pass a deeming by-law removing said lot from a plan of subdivision to facilitate its merging with the shoreline allowance east adjacent (See Appendix “C”). This merger would grant the applicant shoreline frontage.

Adoption and subsequent registration of this Deeming By-law (See Appendix “D”) will facilitate the merge and the legal description would become:

Part of the Original Shore Road Allowance in front of Lot 22, Concession 1, in the Geographic Township of Carden, City of Kawartha Lakes, further described as Part 2 on 57R-10750.

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.

Alignment to Strategic Priorities

The proposed deeming by-law demonstrates the Strategic Goals of an Exceptional Quality of Life and Good Government as providing the applicant the

opportunity to purchase the subject shoreline allowance, they are able to expand their current lot and are granted shoreline frontage.

Financial/Operation Impacts:

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

Attachments:

Appendix A – Location Map

Appendix B – Aerial Photo

Appendix C – Surveyor's Sketch

Appendix D – Draft Deeming By-law



Appendix A -
Location Map.pdf



Appendix B - Aerial
Photo.pdf



Appendix C -
Surveyors Sketch.pdf



Appendix D - Draft
Deeming By-law.pdf

Department Head E-Mail: cmarshall@kawarthlakes.ca

Department Head: Chris Marshall

Department File: D30-2020-002