



Planning Advisory Committee Report

Report Number:	PLAN2021-029
Meeting Date:	May 18, 2021
Title:	A By-law to Deem Lots 39 and 40 (100 Laidlaw Drive), Geographic Township of Bexley, (McAlister)
Description:	Deeming By-law
Type of Report:	Regular Meeting
Author and Title:	Jonathan Derworiz, Planner II

Recommendation:

That Report PLAN2021-029, **A By-law to Deem Lots 39 and 40 (100 Laidlaw Drive), Geographic Township of Bexley, (McAlister)**, be received;

That a Deeming By-law respecting Lots 39 and 40, Plan 475, substantially in the form attached as Appendix D to Report PLAN2021-029, 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.

(Acting) Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	To deem Lots 39 and 40, Plan 475, as no longer a part of a plan subdivision to facilitate a lot merging
Owner:	Doug and Leslie McAlister
Official Plan:	Waterfront
Zone:	Limited Service Residential (LSR) Zone, Township of Bexley Zoning By-law 93-09
Site Servicing:	Private water and private sanitary
Existing Uses:	Residential. Lot 39 contains a garage and boat house. Lot 40 contains a dwelling
Adjacent Uses:	North: Residential East: Balsam Lake West: Residential South: Unopened road allowance

Rationale:

The owners of Lots 39 and 40, Plan 475 (100 Laidlaw Crescent), as shown on Appendices "A" and "B", have requested that Council pass a deeming by-law removing said lots from a plan of subdivision to facilitate the merging of the two lots. This merger would facilitate the expansion of the existing boathouse as proposed by the applicant.

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 subject 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 consolidate their lots, they are offered a larger building envelope for a detached accessory building.

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.pdf



Appendix B.pdf



Appendix C.pdf



Appendix D.pdf

Appendix 'A' – Location Map

Appendix 'B' – Aerial Photo

Appendix 'C' – Surveyor's Sketch

Appendix 'D' – Draft Deeming Bylaw

(Acting) Department Head email: rholy@kawarthalakes.ca

(Acting) Department Head: Richard Holy

Department File: D30-2021-002