

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2017-057

Date: September 26, 2017

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: Ward 8

Subject: A By-law to Deem Lot 11, Registered Plan 395, geographic Township of Mariposa, being 26 Rosie's Road (Mastin)

Author: David Harding, Planner I

Recommendations:

RESOLVED THAT Report PLAN2017-057, "Mastin & Button – D30-17-007", be received;

THAT a Deeming By-law respecting Lot 11, Registered Plan 395, substantially in the form attached as Appendix "D" to Report PLAN2017-057, be approved and adopted by Council; and

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

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

Proposal:	To deem Lot 11, Registered Plan 395, not to be a lot within a registered plan of subdivision. See Appendices “A” and “B” attached.
Owners:	Bradley Mastin and Shelley Button
Applicant:	Bradley Mastin
Official Plan:	“Waterfront” – City of Kawartha Lakes Official Plan
Zone:	“Rural Residential Type Three (RR3) Zone” – Township of Mariposa Zoning By-law Number 94-07
Site Servicing:	Private individual on-site sewage system and well.
Existing Use:	Residential
Adjacent Uses:	North, East, West: Residential South: Agricultural

Rationale:

On July 28, 2017, the Director of Development Services granted provisional consent for approximately 36.9 square metres of land to be taken from 28 Rosie’s Road and added to 26 Rosie’s Road, being Consent Application File Number D03-17-005. A condition of provisional consent required the adoption of a Deeming By-law. The owners of Lot 11 have requested that Council pass a Deeming By-law to effect the consolidation of Lot 11 with the lands being added from Lot 12 (28 Rosie’s Road). Please refer to Appendix “D”.

Adoption and subsequent registration of this Deeming By-law will consolidate the proposed severed lands and Lot 11 of Registered Plan 395 into one larger lot so they cannot be sold separately.

Other Alternatives Considered:

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 owners’ 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 quality of life and healthy environment priorities by creating a property with a larger lot to support the existing residence and on-site servicing.

Conclusion:

The consolidation of the lands will create one larger lot. Planning staff do not anticipate any negative impacts as a result of the consolidation.

Attachments:

Appendix A – Location Map



PLAN2017-057
Appendix A.pdf

Appendix B – Applicant Sketch



PLAN2017-057
Appendix B.pdf

Appendix C – Draft Deeming By-law



PLAN2017-057
Appendix C.pdf

Phone: 705-324-9411 extension 1206

E-Mail: dharding@kawarthalakes.ca

Department Head: Chris Marshall

Department File: D30-17-005