



## Council Report

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**Report Number:** PLAN2021-054  
**Meeting Date:** October 19, 2021  
**Title:** A By-law to Deem Lot 20, Plan 297 (45 Robinson Avenue), Geographic Township of Eldon, (Chicoine)  
**Description:** Deeming By-law  
**Author and Title:** Jonathan Derworiz, Planner II

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### Recommendations:

**That** Report PLAN2021-054, **A By-law to Deem Lot 20, Plan 297 (45 Robinson Avenue), Geographic Township of Eldon, (Chicoine)**, be received;

**That** a Deeming By-law respecting Lot 20 Plan 297, substantially in the form attached as Appendix D to Report PLAN2021-054, 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 Lot 20, Plan 297, as no longer a part of a plan subdivision to facilitate a lot merging with Part of Lot 54 Concession (South of Portage Road), Part 2, Plan 57R-10545
Owner:	Daniel Chicoine
Official Plan:	Waterfront
Zone:	Rural Residential Type Three (RR3) Zone, Township of Eldon Zoning By-law 94-14
Site Servicing:	Private water and private sanitary
Existing Uses:	Undeveloped
Adjacent Uses:	North: Mitchell Lake East: Unopened road allowance West: Residential South: Residential

## **Proposal and Rationale:**

The owner of Lot 20, Plan 297 and Part of Lot 54 Concession (South of Portage Road) (45 Robinson Avenue), as shown on Appendices "A" and "B", has requested that Council pass a deeming by-law removing said Lot 20 from a plan of subdivision to facilitate the merging of the two lots. This merger would permit the construction of a single detached dwelling on the merged lot. The legal description of the subject lands would be as follows: Lot 20, Registered Plan 297, and Part of Lot 54, Concession South of Portage Road, being Parts 1 and 2 on Plan 57R-10545, in the Geographic Township of Eldon, City of Kawartha Lakes.

## **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

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**(Acting) Department Head:** Richard Holy

**Department File:** D30-2021-006