



Council Report

Report Number: PLAN2022-026
Meeting Date: May 17, 2022
Title: A By-law to Deem Lots 16, 17, and 18, Plan 15, Geographic Township of Eldon, (76 Bolsover Road), (King, Ribbans-King, King-Phypers, King-Ferman)
Description: Deeming By-law (File: D30-2022-005)
Author and Title: Jonathan Derworiz, Planner II

Recommendations:

That Report PLAN2022-026, **A By-law to Deem Lots 16, 17, and 18, Plan 15, Geographic Township of Eldon, (76 Bolsover Road), (King, Ribbans-King, King-Phypers, King-Ferman)**, be received;

That a Deeming By-law respecting Lots 16, 17, and 18, Plan 15, Geographic Township of Eldon, substantially in the form attached as Appendix D to Report PLAN2022-026, 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.

Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	To deem Lots 16, 17 and 18, Plan 15, Geographic Township of Eldon, as no longer a part of a plan subdivision to facilitate a merging of said lots.
Owners:	Ronald King, Kathleen Ribbans-King, Irene King-Phypers, and Melissa King-Ferman
Applicant:	Same as above
Official Plan:	Waterfront – City of Kawartha Lakes Official Plan
Zone:	Tourist Commercial (C3) Zone - Township of Eldon Zoning By-law 94-14
Site Servicing:	There is currently no water or septic servicing. As part of the site development, private water and private septic will be installed.
Existing Uses:	Undeveloped
Adjacent Uses:	North: Residential and Canal Lake East: Residential West: Unopened road allowance South: Residential

Proposal and Rationale:

The owners of Lots 16, 17 and 18, Plan 15, Geographic Township of Eldon (76 Bolsover Road), as shown on Appendices "A" and "B", has requested that Council pass a deeming by-law removing said Lots from a plan of subdivision to facilitate the merging of the three lots. This would inherently create a larger building envelope and, therefore, a larger dwelling could be erected than what is currently permitted.

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 dwelling.

Financial/Operation Impacts:

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

Recommendations:

Staff have reviewed the application and believe that it represents good planning. As such, Staff respectfully recommends that Council approve the application.

Attachments:

Appendix 'A' – Location Map



Appendix A.pdf

Appendix 'B' – Aerial Photo



Appendix B.pdf

Appendix 'C' – Draft Deeming By-law



Appendix C.pdf

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services

Department File: D30-2022-005