



Council Report

Report Number: PLAN2022-059
Meeting Date: September 27, 2022
Title: PLAN2022-059 Sloley
Description: Deeming By-law (File: D30-2022-009)
Author and Title: Sherry L. Rea, Development Planning Supervisor

Recommendations:

That Report PLAN2022-059, **By-law to Deem Lots 7 and 8, Plan 185, geographic Township of Bexley – Thom and Maureen Sloley**, be received;

That a Deeming By-law respecting Application D30-2022-009, geographic Township of Bexley, substantially in the form attached as Appendix C to Report PLAN2022-059, 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: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	To deem Lots 7 and 8, Plan 185, not to be lots within a registered plan of subdivision and to facilitate consolidation of land and its subsequent development.
Owner/Applicant:	Thom and Maureen Sloley
Official Plan:	'Waterfront' on Schedule 'A-7' of the City of Kawartha Lakes Official Plan
Zone:	'Rural Residential Type Three Exception One (RR3-1) Zone' on Schedule 'A' of the Township of Bexley Zoning By-law Number 93-09
Site Servicing:	Private individual sewage disposal system and well
Existing Uses:	Low Density Residential
Adjacent Uses:	North: Balsam Lake South: Cedar Avenue and Undeveloped Land East and West: Low Density Residential

Rationale:

The subject property is located on Long Point on Balsam Lake and described as Lots 7 and 8 and Part of Lot 9, Plan 185, geographic Township of Bexley and identified as 66 Cedar Avenue. The owners have filed a Deeming By-law application to facilitate the construction of a future addition on the east side of the existing single detached dwelling on the property. The addition is currently being designed with the final size unknown at this time; however, the owner advises approximately 112 sq.m. The existing dwelling currently has a 4 m. side yard setback on the east side therefore any proposed addition will cross over the lot line. Therefore, the owners have requested Council pass a Deeming By-law to deem Lots 7 and 8, Registered Plan 185, not to be a lot within a registered plan of subdivision and that the By-law be in effect. The owners also own part of Lot 9, Plan 185, which will merge on title once Council pass the Deeming By-law resulting in one large parcel of land. See Appendix 'A' and 'B'.

Adoption and subsequent registration of this Deeming By-law (see Appendix 'C') will consolidate the lands addressed as 66 Cedar Avenue, as shown on Appendix 'A'.

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 Council Adopted Strategic Plan identifies these Strategic Priorities:

1. Healthy Environment
2. An Exceptional Quality of Life
3. A Vibrant and Growing Economy
4. Good Government

This application aligns with the Strategic Priorities of 'An Exceptional Quality of Life' and 'Good Government' as Council provides the owners with the opportunity to consolidate their lots to accommodate the construction of an addition onto their existing single detached 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:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please email or call Sherry L. Rea, Development Planning Supervisor, srea@kawarthalakes.ca, or 705.324.9411 ext. 1331.

Appendix A – Location Map



PLAN2022-059
Appendix A Location

Appendix B – Survey



PLAN2022-059
Appendix B Survey.doc

Appendix C - Draft Deeming By-law



PLAN2022-059
Appendix C Draft Deem

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services

Department File: D30-2022-009