

The Corporation of the City of Kawartha Lakes

Council Report

Report Number PLAN2017-061

Date: November 14, 2017
Time: 2:00 p.m.
Place: Council Chambers

Ward Community Identifier: Ward 13

Subject: A By-law to Deem Lot 1, Registered Plan 159, geographic Township of Verulam, being 55 Meachin Drive (Styles)

Author: Janet Wong, Planner II

Recommendations:

RESOLVED THAT Report PLAN2017-061, "Styles – D30-17-008", be received;

THAT a Deeming By-law respecting Lot 1, Registered Plan 159, substantially in the form attached as Appendix "D" to Report PLAN2017-061, be approved and adopted by Council; and

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

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

Proposal:	To deem Lot 1, Registered Plan 159 not to be a lot within a registered plan of subdivision.
Owners:	Carolyn Styles and Estate of Steven Norman Styles
Applicant:	Carolyn Styles
Official Plan:	"Waterfront" – City of Kawartha Lakes Official Plan
Zone:	"Residential Type One (R1) Zone" – Township of Verulam Zoning By-law Number 6-87
Site Servicing:	Private individual on-site sewage system and lake-based water system
Existing Use:	Shoreline Residential
Adjacent Uses:	North and South: shoreline residential East: rural West: Sturgeon Lake

Rationale:

The owners are seeking to sever 556.1 square metres of land with existing structures for the purposes of a lot addition from property described as Lot 9, Registered Plan 130 (57 Meachin Drive). The consent application (D03-16-023) was conditionally approved January 10, 2017 by the Director of Development Services. The deeming by-law is required in order to allow the 556.1 square metres described by Part 2, 57R-10604 to merge on title with Lot 1, Plan 159. Please refer to Appendices "B" and "C". The owners have requested that Council pass a Deeming By-law to effect the consolidation of Lot 1, Plan 159 with Part 2, 57R-10604.

Adoption and subsequent registration of this Deeming By-law (Appendix "D") will allow the applicant to register the deed to effect the consolidation intended by consent application D03-16-023. The effect of this Deeming By-law is that Lot 1 and Part 2 will consolidate into one lot, which cannot be sold as two separate lots. The legal description will remain as – Lot 1, Plan 159, Part 1 57R-10604 and Part Lot 9, Plan 130, Part 2, 57R-10604. All agency comments have been addressed through consent file D03-16-23.

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 applicant's lands.

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 shoreline property with structures associated with the dwelling to be located on one lot and by reducing the total number of undersized residential lots.

Conclusion:

The consolidation of the lands will allow for the creation of a lot with structures associated with the lot to be located on one property. Planning staff do not anticipate any negative impacts as a result of the consolidation.

Attachments:

Appendix "A" – Location Map

Appendix "B" – Consent Application Sketch

Appendix "C" – Registered Plan 159 and Reference Plan 57R-10604

Appendix "D" – Draft Deeming By-law



Appendix A.pdf



Appendix B.pdf



Appendix C.pdf



Appendix D.pdf

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Department Head: Chris Marshall

Department File: D30-17-008