



Council Report

Report Number: PLAN2024-006
Meeting Date: February 20, 2024
Title: **By-law to Deem Block 100 Plan 57M802 (n/s Alcorn Drive), former Town of Lindsay**
Description: Deeming By-law
Author and Title: Maryann Hunt, Supervisor of Development Planning

Recommendations:

That Report PLAN2024-006, **By-law to Deem Block 100 Plan 57M802 (n/s Alcorn Drive), former Town of Lindsay** be received;

That a Deeming By-law respecting Block 100 Plan 57M802 (n/s Alcorn Drive), former Town of Lindsay, substantially in the form attached as Appendix B and C to Report PLAN2024-006, be approved and adopted by Council; and

That the Mayor and Clerk be authorized to execute the by-law required by the approval of this application.

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	To deem Block 100 Plan 57M802 (n/s Alcorn Drive), former Town of Lindsay not to be a block in a registered plan of subdivision for the purposes of merging it with abutting lands (236 Angeline Street North, Lindsay)
Owner:	Indu Tahiliani
Applicant:	Same as owner
Official Plan:	'Urban Settlement Area' on Schedule A to the City of Kawartha Lakes Official Plan; 'Residential' on Schedule A to the Town of Lindsay Official Plan
Zone:	"Residential One" R1 Town of Lindsay Zoning By-law 2000-75
Site Servicing:	Municipal water and wastewater
Existing Use:	Vacant (Block 100 Plan 57M802); Residential (236 Angeline St N)
Adjacent Uses:	Low density residential and Jennings Creek

Rationale:

236 Angeline Street North and Block 100 Plan 57M802 are in common ownership. Block 100 is a narrow strip of land adjacent to Alcorn Drive. The owners of the lands wish to merge the two parcels in order to make one larger landholding. Block 100 is a block on a registered plan of subdivision and cannot merge with adjacent lands. Therefore, a deeming by-law, which would deem Block 100 not to be part of registered plan of subdivision, is required in order to facilitate the consolidation.

The effect of the deeming by-law is that Block 100 Plan 57M802 and 236 Angeline Street North will consolidate and be merged into one larger property, which cannot be sold as two separate lots.

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 lands.

Alignment to Strategic Priorities

The proposed deeming by-law demonstrates the Exceptional Quality of Life strategic goal within the 2020-2023 Kawartha Lakes Strategic Plan, as a narrow undevelopable parcel of land is being consolidated with an adjacent residential lot to create a larger lot.

Financial/Operation Impacts:

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

Conclusion:

The consolidation of Block 100 Plan 57M802 and 236 Angeline Street North will create one larger residential landholding. Planning staff do not anticipate any negative impacts as a result of the consolidation.

Attachments:

Appendix A – Location Map



PLAN2024-006
Appendix A Key Map.

Appendix B –Deeming By-law Text



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Appendix B 5 Alcorn I

Appendix C – Deeming By-law Schedule



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Appendix C Deeming

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Department Head: Leah Barrie, Director of Development Services

Department File: D30-2024-002