



Council Report

Report Number:	PLAN2025-036
Meeting Date:	June 24, 2025
Title:	By-law to Deem Lot 22, Registrar's Compiled Plan No. 540, geographic Township of Emily
Description:	Deeming By-law
Author and Title:	Nicolas Smith, Planner II

Recommendations:

That Report PLAN2025-036, **By-law to Deem Lot 22, Registrar's Compiled Plan No. 540, geographic Township of Emily**, be received;

That a Deeming By-law respecting Lot 22, Registrar's Compiled Plan No. 540, substantially in the form attached as Appendix B to Report PLAN2025-036, be approved and adopted by Council; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	To deem Lot 22, Registrar's Compiled Plan No. 540, not to be a lot within a registered plan of subdivision to facilitate the consolidation of the lot with a consent for lot line adjustment at 70 Orange Corners Road (ARN: 165100100101601)
Owner:	Robert Hynes
Applicant:	Same as owner
Official Plan:	'Rural' on Schedule A-3 to the City of Kawartha Lakes Official Plan
Zone:	'Rural Residential Type Two (RR2)' in Township of Emily Comprehensive Zoning By-Law 1996-30
Site Servicing:	Private well and septic system
Existing Use:	Residential (dwelling and detached accessory structures)
Adjacent Uses:	North – Residential use
	East – Residential Use
	South – Residential and agricultural uses
	West – Residential uses with small creek

Rationale:

On April 29, 2025, the Director of Development Services through delegated approval authority of Council granted a Consent to transfer lands for a lot addition from 70 Orange Corners Road (ARN: 165100100101601) to 15 Trillium Court (ARN: 165100100101522). Condition 4 of the Notice of Decision requires 'The applicant apply for and pay the prescribed fee to have Lot 22, RCPlan 540, be subject of a Deeming By-law, if required to facilitate merging of the parcel known as 15 Trillium Court with the lot addition parcel that is subject of this application, in accordance with Subsection 50(4) of the Planning Act and the by-law be in effect'. This application proposes to fulfill Condition 4 of that Decision. Thus, the applicant has requested Council pass a Deeming By-law to deem Lot 22, Registrar's Compiled Plan No. 540, geographic Township of Emily, not to be within a registered plan of subdivision.

Adoption and subsequent registration of this Deeming By-law will fulfill the condition for the Consent to proceed with the lot addition to the property addressed as 15 Trillium Court.

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 and Healthy Environment strategic goals within the 2024-2027 Kawartha Lakes Strategic Plan, as the lot addition is increasing the lot area at 15 Trillium Court for its highest and best use.

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 consent of 70 Orange Corners Road (Part Lot 19, Concession 1; 57R-7316 Part 1) to sever its land to be added to 15 Trillium Court (Lot 22, Registrar's Compiled Plan No. 540), will increase the size of the 15 Trillium Court property. This deeming by-law implements a condition for the consent file D03-2025-002. Planning staff do not anticipate any negative impacts as a result of the deeming by-law.

Attachments:

Appendix A – Location Map



PLAN2025-036
Appendix A Key Map

Appendix B – Deeming By-law



PLAN2025-036
Appendix B Deeming

Department Head email: lbarrie@kawarthalakes.ca

Department Head: Leah Barrie, Director of Development Services

Department File: D30-2025-004