



## Council Report

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<b>Report Number:</b>	<b>PLAN2025-035</b>
<b>Meeting Date:</b>	June 24, 2025
<b>Title:</b>	<b>By-law to Deem Lots 2 and 3, Plan 109, former Village of Omemee</b>
<b>Description:</b>	Deeming By-law
<b>Author and Title:</b>	Nicolas Smith, Planner II

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### Recommendations:

**That** Report PLAN2025-035, **By-law to Deem Lots 2 and 3, Plan 109, former Village of Omemee** be received;

**That** a Deeming By-law respecting Lots 2 and 3, Plan 109, substantially in the form attached as Appendix B to Report PLAN2025-035, 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 Lots 2 and 3, Plan 109, not to be lots within a registered plan of subdivision to facilitate the consolidation of the original lots, and the re-configuration of the lots, resulting in a new building lot through a companion consent application
Owner:	Nick Holmes
Applicant:	TD Consulting Inc. c/o Tom DeBoer
Official Plan:	'Residential' on Schedule F-4 to the City of Kawartha Lakes Official Plan – Omemee Secondary Plan
Zone:	'Residential Type One (R1)' Zone Village of Omemee Comprehensive Zoning By-Law 1993-15
Site Servicing:	Private well, municipal sanitary sewers, and municipal storm water
Existing Use:	Residential (dwelling, detached garage, shed)
Adjacent Uses:	North – Residential uses East – Residential uses South – Residential uses West – Residential uses

## **Rationale:**

On April 10, 2025, the Director of Development Services through delegated approval authority of Council granted a Consent to transfer lands for the creation of one new residential building lot. Condition 2 of the Notice of Decision requires 'The applicant apply for and pay the prescribed fee to have Lots 2 (and optionally Lot 3), Plan 109 be subject of a Deeming By-law in accordance with Subsection 50(4) of the Planning Act and the by-law be in effect'. This application proposes to fulfill Condition 2 of that Decision. Thus, the applicant has requested Council pass a Deeming By-law to deem Lots 2 and 3, Plan 109, former Village of Omemee, not to be within a registered plan of subdivision.

Adoption and subsequent registration of this Deeming By-law (see Appendix "B") will fulfill the condition for the Consent to proceed with the creation of one new lot from the property municipally addressed as 8 Alma Street North.

## **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 creation is increasing the number of residential building lots available in Omemee.

## **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 application for the original Lots 2 and 3, Plan 109, will allow for the creation of one new residential lot. This deeming by-law is an implementation of the conditions for the consent file D03-2024-070. Planning staff do not anticipate any negative impacts as a result of the deeming by-law.

## **Attachments:**

### **Appendix A – Location Map**



PLAN2025-035  
Appendix A Key Map

### **Appendix B – Deeming By-law**



PLAN2025-035  
Appendix B Deeming

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**Department Head:** Leah Barrie, Director of Development Services

**Department File:** D30-2025-003