



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Deeming - Part of Plan 20, Geographic Village Lucknow and Part of Plan 101 Geographic Township of Kinloss

Date: Dec. 2, 2024

Report Number: CLK-2024-12-48

Department: Legislative Services

File Number: C11 CLK 24

Prepared By: Jennifer White, Manager of Legislative Services/Clerk

Attachments: Plan 20, Plan 101, Overview map

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby approves Report CLK-2024-12-48 prepared by Jennifer White, Manager of Legislative Services/Clerk;

AND FURTHER authorizes Part Lot 219, Lots 220 to 229 Plan 20, Geographic Village Lucknow to not be lots in a registered plan;

AND FURTHER authorizes Lots 21 to 30, 39 to 47, 66 to 101, Part Lots 102 to 104, 105, 106 Plan 101 Geographic Township of Kinloss to not be lots in a registered plan;

AND FURTHER that the appropriate by-law be brought forward.

Background:

The Lucknow and District Kinsmen (Kinsmen) have recently been advised that the registered plans (Nos. 20 and 101) that apply, in part, to the area known as the Lucknow's Music in the Fields site are still in effect. As such the property is currently comprised of a large number of lots that were created by the plans.

The Township has received a request to merge these lots to the greatest extent possible by having Council pass a Deeming By-law.

Discussion/Analysis/Overview:

Pursuant to subsection 50(4) of the Planning Act, R.S.O. 1990, c. P13, as amended Council has the authority to designate a Plan of Subdivision, or part thereof, that has been registered for eight years or more, to be deemed not to be lots in a registered Plan of Subdivision to the purpose of subsection 50(3) of the Planning Act.

The property is zoned Open Space with special provisions. The Kinsmen have indicated a desire to proceed with planning applications to allow for proposed uses with the possibility of constructing permanent structures and recognizing existing structures.

A deeming By-law is required to remove the lots from the plans of subdivision, thereby allowing the lots to merge removing the existing property lines.

The number of individual lots (highlighted on attached plans) would be reduced to four, each of which would be separated from one another by municipally-owned unopened road allowances and the south lot having frontage on Campbell St. (Bruce Rd 86).

By passing the deeming by-law this will allow the proposed development to be consistent with all applicable laws and regulations.

Financial Impacts:

As per the Consolidated Fees By-Law. Fees and deposits have been received to cover legal and registration costs. Any unused portion of the deposit will be refunded, overages will be the responsibility of the applicant.

Performance Measurement:

N/A

Strategic Area:

- | | |
|--|---|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Build Community Capacity

Respectfully Submitted By:

Jennifer White, Manager of Legislative Services/Clerk

Report Approved By:

Jodi MacArthur, Chief Administrative Officer