



Staff Report

Report Title: Deeming – 349 Lake Range Dr and Townplot of Alma; Lot 1 W; Helena (Point Clark)

Prepared By: Emily Dance, Clerk

Department: Clerk

Date: May. 3, 2021

**Report Number: CLK-2021-05-46
Smith (Lake Range)**

File Number: D25 Deeming

Attachments: Sketch

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby approves Report Number CLK-2021-05-46 prepared by Emily Dance, Clerk AND authorizes Plan 3M-97 Lot 1 BLK 19; Sec 3M-97 PCL 1-2 AND Townplot of Alma; Lot 1 W Helena to not be lots in a registered plan AND FURTHER authorizes the appropriate by-law coming forward.

Background:

The owners of Plan 3M-97 Lot 1 BLK 19; Sec 3M-97 PCL 1-2 (349 Lake Range Drive) AND Townplot of Alma; Lot 1 W Helena have requested to deem the noted lots not to be lots in a registered Plan of Subdivision. This will allow the lots to legally merge together to create one lot and allow for the construction of an accessory building on Townplot of Alma; Lot 1 W Helena.

Discussion:

Plan 3M-97 Lot 1 BLK 19; Sec 3M-97 PCL 1-2 being 349 Lake Range Drive contains a single detached dwelling and accessory building, Townplot of Alma; Lot 1 W Helena is currently a vacant lot that abuts 349 Lake Range Dr to the north.

The lands are currently zoned Residential One "R1" in the Lakeshore which permits residential use.

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.

A Deeming By-law is required to remove the two lots from the registered plan/Townplot thereby allowing the two parcels to legally merge and ensure that the lands cannot be separately conveyed thus ensuring the development is consistent with all applicable laws, policies, and regulations.

Financial Impacts:

As per the Consolidated Fees By-Law \$150 plus registration, title search and legal and a deposit of \$750 to cover legal costs. Any unused portion of the deposit will be refunded, overages will be the responsibility of the applicant.

Strategic Alignment / Link:

We are an accessible community that offers opportunities for everyone by ensuring people have a place to live and by being open and transparent.

Respectfully Submitted By:

Emily Dance, Clerk

Approved By:

Mary Rose Walden, Chief Administrative Officer