

To: Reeve Vincent & North Huron Council

Dwayne Evans, CAO

From: Laura Simpson, Planner

Date: 1 November 2017

Re: Deeming By-law

Lots 27 & 28, Registered Plan 416, Wingham, Township of North Huron (284 and 292 Edward Street)

Applicant: Alex Thalen

Owners: Wingham Protestant Reformed Church

RECOMMENDATION

It is recommended that the request to deem Lots 27 and 28, Plan 416, Wingham not in a plan of subdivision pursuant to Section 50(4) of the Planning Act be **approved** and the corresponding by-law be **passed**.

PURPOSE AND DESCRIPTION

The subject property is designated Community Facility in the North Huron Official Plan and zoned Community Facility (CF) in the North Huron Zoning By-law. The applicant has requested that these lots be deemed to not be in a plan of subdivision so that they can legally merge together on title and future development of the property is not restricted by a shared lot line.

COMMENTS

Section 50(4) of the Planning Act authorizes Council to deem lots in a plan of subdivision that has been registered for 8 years or longer to not be in a plan of subdivision. This allows abutting whole lots to merge together when each lot is placed in the same ownership on title. This permits future development or parking across both lots, as they would 'stick' together without a shared lot line.

North Huron Council is also authorized to repeal this by-law should there be a request to place the lots back in a plan of subdivision and make them 2 separate lots again, provided the lots meet development standards at the time of the request. Council is under no obligation to lift the deeming by-law in the future.

Figure 1 Aerial Photograph of Subject Properties



Sincerely,

"original signed by"

Laura Simpson,
Planner

1 November 2017

Date