



PLANNING & DEVELOPMENT

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To: Reeve Vincent & North Huron Council
Dwayne Evans, CAO
From: Laura Simpson, Planner
Date: 29 November 2017
Re: Deeming By-law
Lots 50 & 51, Plan 171, Block G, Blyth, Township of North Huron (292 Hamilton Street)

Applicant/Owner: Kenneth Hesselwood

RECOMMENDATION

It is recommended that the request to deem Lots 50 and 51 in Plan 171, Block G, Blyth 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 Residential in the North Huron Official Plan and zoned Residential Low Density (R1) 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 they are able to build a detached garage over the 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 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

29 November 2017
Date