RECOMMENDATIONS

The Director of Development Services recommends:

THAT Report No. DEV 2018-23 re: Deeming By-law Application DB 01-2018 (Rose – Loon Lake) be received for information.

PURPOSE

The purpose of the Deeming By-law Application is to Deem Lot 32, Plan M-321 (Muskoka) not to be a lot on a registered Plan of Subdivision.

BACKGROUND AND ANALYSIS

The applicants own Lot 32 on Plan M-321 (Muskoka) and the abutting Original Shore Road Allowance (OSRA) identified as Part 2 on Plan 35R-8313. The Deeming By-law is required as the result of a Minor Variance Application (No. A/45/2017/GR) submitted by the applicants to permit construction of a larger Dock on the property. The Deeming By-law, which will deem Lot 32 not to be a lot on a Plan of Subdivision, will enable Lot 32 and the OSRA to merge on title as one lot to allow future Building Permits to be considered by the municipality.

CONSULTATION

The following was consulted.

- Town Solicitor, Cruickshank and MacLennan
CORPORATE FINANCIAL IMPACT

The fee for a Deeming By-law application is $430.00 when submitted in conjunction with other development applications.

FUTURE CONSULTATIONS

The approved By-law will be sent to Cruickshank and MacLennan for registration.

CONCLUSIONS

Administration concludes that approval of the By-law will implement the requirements of the Minor Variance application.

RELATION TO STRATEGIC PLAN

This Report does not directly advance or support the Town of Gravenhurst Strategic Plan.

RELATION TO OTHER MUNICIPAL REPORTS, PLANS OR APPLICABLE LEGISLATION

This Report related to other municipal reports, plans or applicable legislation including:

1. Municipal Act
2. Planning Act
3. Town of Gravenhurst Official Plan

ATTACHMENTS

1. Attachment A – Key Map
2. Attachment B – Portion of Plan M-321

RESPECTFULLY SUBMITTED BY:

Author: Wanda Speicher, Planning Administrator
Approved by: Katie Kirton, Manager of Planning Services
Subject Property

Proposed Deeming By-law
Application No. DB 01-2018
ROSE, Michael, Melanie, Amanda, & Matthew
Part of Lot 30, Concession 4 (Loon Lake)
in the former Township of Muskoka
now in the Town of Gravenhurst
District Municipality of Muskoka
being Lot 32 and Part of Block G, Plan M-321
and Part 2, Plan 35R-8313
Municipally known as 2 Drury Lane S2
Roll No. 020 026 02000
Proposed Deeming By-law
Application No. DB 01-2018
ROSE, Michael, Melanie, Amanda, & Matthew
Part of Lot 30, Concession 4 (Loon Lake)
in the former Township of Muskoka
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