



Date Wednesday, February 16, 2022

From Jenn Burnett, Senior Planner

Subject Deeming By-law 142 North Bass Lake Road - Marshall

Report PL.2022.11

Recommendation

That report PL.2022.11 from the Senior Planner be received for information, and

That Deeming By-law 2022-010 for Plan 825 Lots 5 & 6 be approved.

Application Summary

Owners: Greg and Joanne Marshall
Civic Address: 142 North Bass Lake Road
Legal: Plan 825 Lots 5 - 6
ARN: 4203-620-007-04800 & 4203-620-007-04900

Pursuant to Section 50(4) of the *Planning Act*, this application is to deem two lots to allow them to amalgamate into one parcel. The process to achieve this is to deem all of Plan 825 Lots 5 & 6 (Keppel), in the Township of Georgian Bluffs, not to be lots on a registered plan, so that they no longer have registered lot status.



Once the Deeming Bylaw has passed, the parcels will merge and result in one 0.79-acre lot with approximately 62.48 m (205 ft.) of frontage onto an unmaintained road. The Township of Georgian Bluffs Zoning Bylaw 2020-020 zones the subject lands 'NEC' and so no zone compliance review is provided. The submission of the application for the amalgamation of the lots is supported by the NEC.

Once the by-law is passed, a new deed will be registered and will legally recognize the above noted lots as one parcel with no internal lot line.

Bylaw 2022-010 is provided for Council's consideration.

Relevant Consultation

As per Section 50 (29) of the Planning Act there is no requirement to circulate notice of the application or hold a hearing prior to the passing of a by-law under subsection (4) of the Act. However, this application was circulated to the NEC on February 2, 2022, as the properties are within lands regulated under the Niagara Escarpment Plan 2017. The comments received support the deeming of the lots.

Conclusion & Recommendation

That report PL.2022.07 from the Senior Planner be received for information and that Deeming By-law 2022-010 for Plan 825 Lots 5 & 6 be approved.

Respectfully Submitted:

Jenn Burnett, MSc., MCIP, RPP
Senior Planner

Report #PL.2022.11

Roll #4302-620-007-04800 & 4203-620-007-04900

Report Approval Details

Document Title:	PL.2022.11 Deeming By-law 142 North Bass Lake Road - Marshall.docx
Attachments:	
Final Approval Date:	Feb 8, 2022

This report and all of its attachments were approved and signed as outlined below:

Tim Lewis, Chief Building Official / By-law Enforcement Officer

Steven Dollmaier, Director of Operations

Samantha Buchanan, Treasurer

Brittany Drury, Director of Corporate Services / Clerk

Cynthia Fletcher, Chief Administrative Officer