

# STAFF REPORT

**Department:** Administration

**Date:** May 22, 2025

**Item:** Item for discussion on lot consolidation

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**Recommendation:** Be It Resolved That: for discussion and direction.

**Background:** The Planning Department has received a request for a Deeming Bylaw by a property owner who would like to consolidate two lots. One lot has an existing home and the other abutting lot is un-serviced and vacant, both lots are zoned R1.

The intent is to build a garage on the vacant lot given there is not enough room for this type of accessory on the developed lot. Both lots are registered under a Plan of Subdivision from years ago.

Under the Ontario Planning Act Section 50 (4), passing a Deeming Bylaw is the procedure that must be followed in order to consolidate lots in a registered Plan of Subdivision. A Deeming Bylaw “deems” areas of land to no longer be part of that registered plan, thus allowing certain lots, or parts of lots to merge.

**Analysis:** Through our Bylaws, Policies and Strategic Plan, the municipality has focused on creating a varied supply of housing to meet the needs of the community.

Allowing the merger of the two lots might be viewed as reducing the number of potential lots available for development in the urban area, which could otherwise be utilized for housing purposes. Alternatively, not approving the Deeming Bylaw may be felt as too restrictive.

Staff did consult with our Planning Consultants at JL Richards, who have advised the following:

There are no appeal rights to the Ontario Land Tribunal. An owner would need to go to Superior Court for a private prosecution to challenge the decision of Council.

The loss of 1 lot within the urban serviced area of Town should not be conflated to a larger issue related to housing opportunities/supply. The Town has 158 properties and 22.47 ha of vacant residential lands within the urban serviced boundary which



provide opportunities for development along with the recently amended ZBL that permits up to four dwelling units on an R-1 zoned property.

Deeming Bylaw requests are not a common occurrence for the municipality. However, if there is an increase to these requests, the Town can monitor the frequency in case a trend emerges where many lots are taken up by this type of proposal.

In summary, Staff would like to discuss the request with the Committee to determine how the members would like to proceed.

**Existing Policy:** Deeming Bylaw to be registered on title

**Strategic Goal:** Town Government

**Financial Commitment:** NA

**Budgeted:** Yes ☐ No ☐

**Implementation:** Upon registration of Bylaw

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**Department Manager:**

**CAO/Clerk:**

**Approval of Recommendation:** Yes ☐ No ☐

**Comments:**