



## PLANNING & DEVELOPMENT

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### **Deeming By-law Amendment Report to Municipality of South Huron Council**

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Re: Deeming By-law Application for Plan 376 Lots 804 & 805 ad Plan 376 Lots 806 & 807, Exeter Ward, Municipality of South Huron

Applicant: Libro Credit Union c/o James Brown

Owner: Gerald and Alice MacLean

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### **RECOMMENDATION**

It is recommended that the Deeming By-law **be approved**.

### **PURPOSE AND EFFECT**

The subject property is Plan 376 Lots 804 & 805 and Lots 806 & 807, Exeter, Exeter Ward, Municipality of South Huron. The applicant is requesting that the two subject properties be deemed into one legally conveyable lot, under common ownership. Approval of a deeming by-law consolidates individual lots into one parcel of land.

A 'deeming by-law' removes lands (or blocks) from a registered plan of subdivision, providing the plan of subdivision has been registered for more than 8 years. This tool can also be used to deem parts of a plan of subdivision where lots are abutting and registered in the same name. The result is that the subdivision or specific lots are put "out of order" and lots in the same ownership could not be sold separately until Council repeals the by-law.

Lots 804 & 805 and Lots 806 & 807 are abutting lots registered in the same name and the subdivision has been registered for longer than 8 years. The applicant's owner has also provided PIN materials and property information that confirm no previous mergings have occurred on the subject lands. Therefore, Council can pass a deeming by-law for this property which will ensure that lots 804 & 805 and Lots 806 & 807 are considered as one building lot. It is understood the intention is to use the subject lands for a financial institution. A concurrent Zoning By-law amendment application was submitted to South Huron Council for the subject lands for consideration. A public meeting was held at the May 15, 2017 Council Meeting; the zoning request to add a "financial institution" through a

special C5-13 (Highway Commercial Special Provisions) was approved through By-law #29-2017.

It is recommended this deeming by-law be approved as it will facilitate the construction of the proposed financial institution on the subject lands.

It is recommended that the request for deeming **be approved**.

**Figure 1. Subject lands under Deeming application and By-law.**



**Figure 2. View of Subject lands under Deeming application and By-law.**



Sincerely,

“original signed by”

Sarah Martin, BES

Planner