



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

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

Re: Deeming By-law Application for Plan 376 Lots 1098 and 1099, Exeter Ward,
Municipality of South Huron

Applicant: Wayne Oke

Owner: Wayne Oke and Debra Oke

PURPOSE AND EFFECT

The subject property is Plan 376 Lots 1098 and 1099, 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 1098 and 1099 are abutting lots registered in the same name and the subdivision has been registered for longer than 8 years. Therefore, Council can pass a deeming by-law for this property which will ensure that lots 1098 and 1099 are considered one parcel. It is understood the intention is to demolish the existing dwelling located at 178 Andrew Street, and a demolition permit has been applied for and is being reviewed by the South Huron Building Department. Following the deeming the accessory structures on 178 and the dwelling on 174 will be considered one parcel and property.

Figure 1. Subject Lands under Deeming Application



RECOMMENDATION

It is recommended that the request for deeming of lands located at Plan 376 Lots 1098 and 1099, Exeter Ward, Municipality of South Huron be approved.

I will be available at the November 19th South Huron Council meeting should there be any questions on this report.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner