



MUNICIPALITY OF **West Elgin**

Staff Report

Report To: Council Meeting
From: Robert Brown, Planner
Date: 2024-07-24
Subject: Notice of Application re: Absolute Title – Recommendation Report
(Planning Report 2024-24)

Recommendation:

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding a Notice of Application for Absolute Title on lands located at 191 Queen St and Part of Lot 1, Plan 202, consisting of PIN 35105-0174, 35105-0181 & 35105-188; And

That West Elgin Council authorize the Mayor and Clerk to sign the Consent and Waiver of Notice for the property in question at 191 Queen St and Part of Lot 1, Plan 202, consisting of PIN 35105-0174, 35105-0181 & 35105-188.

Purpose:

To provide information to West Elgin Council regarding a notice of application for absolute title on lands located to the rear of the residential lands on the north side of Queens Line, west of Furnival Road. (See Figure One).

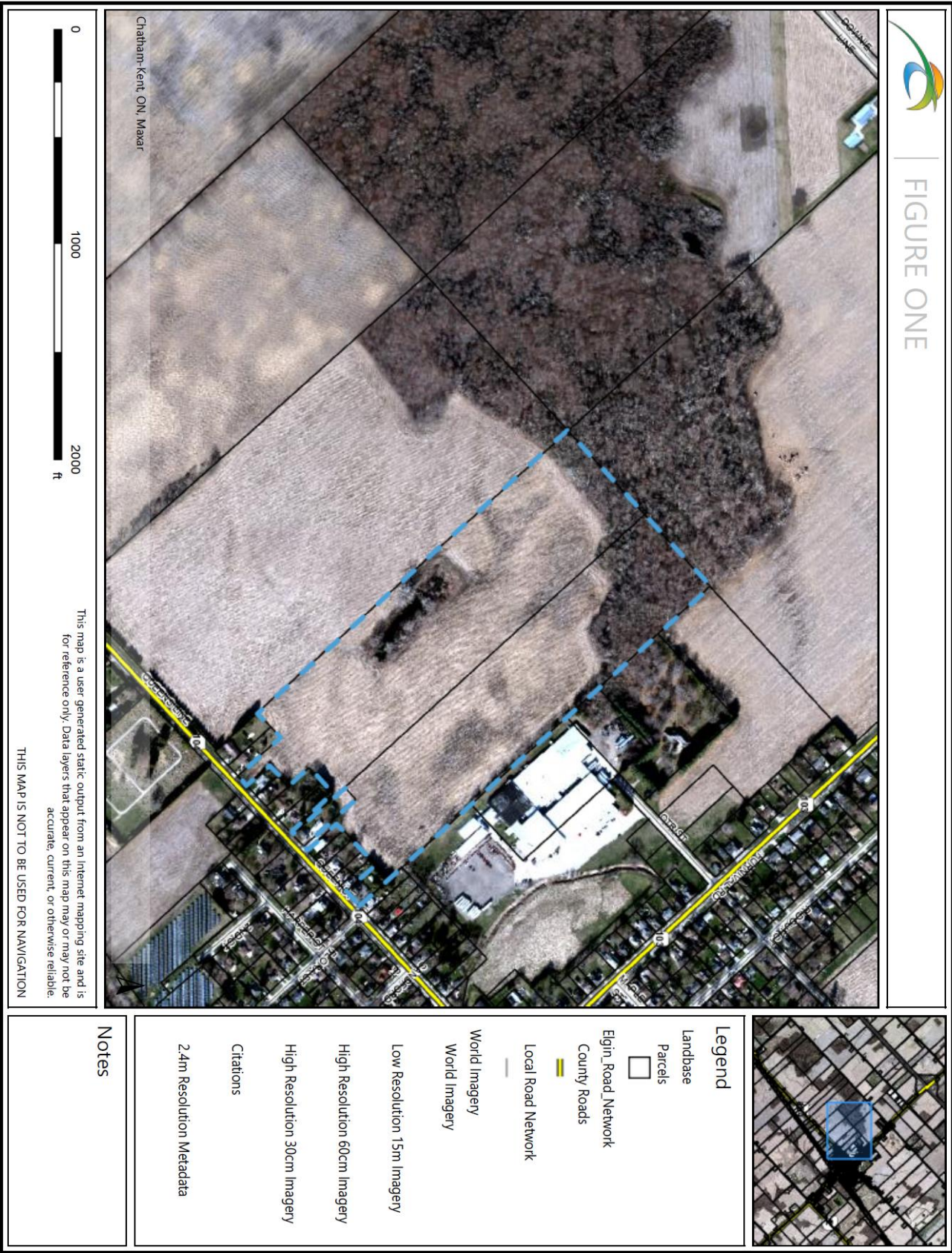
Background:

The subject property was recently purchased by a numbered company. The purchaser has had a survey of the property completed. Part of the purpose of the survey is to confirm the outer boundaries, particularly since the subject lands abut several other properties. In addition to completing a legal survey the owner has submitted a notice of application for absolute title (See Appendix A) to the Land Registry office. This application process requires a landowner to provide a copy of the draft reference plan to all abutting landowners. West Elgin was included in this circulation as the municipality has lands in the form of a road allowance (Queen's Line) that abuts the subject property. The purpose of this exercise is to ensure that the surveyed boundaries are not in dispute with any of the abutting property owners. The Notice itself includes two forms: 1) a Consent and Waiver of Notice which is signed and returned to owner's solicitor if there is not concern with the information provided in the draft reference plan or 2) a Statement of Objection which would outline that a property owner is in dispute with the draft reference plan provided.

Staff have reviewed the draft reference plan and do not have any concerns with the information provided about the lands abutting the Queen's Line road allowance.

Financial Implications:

Aside from staff time to review and respond to the notice there are no financial implications to the Municipality.



Policies/Legislation:

Notice of Absolute Title is filed under the Land Titles Act and is something that is often undertaken in advance of possible development or to ensure that property boundaries, particularly when there are multiple property owners, are correct. There are no policy considerations related to the request and the Municipality has no concerns with the information that has been provided.

Alignment with Strategic Priorities:

Infrastructure Improvement	Recreation	Economic Development	Community Engagement
<input type="checkbox"/> To improve West Elgin's infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

Respectfully submitted by,



Robert Brown, H. Ba, MCIP, RPP
Planner, Municipality of West Elgin

Report Approval Details

Document Title:	Notice of Application Re Absolute Title - Recommendation Report - 2024-24-Planning.docx
Attachments:	- Appendix A - Queens Line AB Title - Notice.pdf
Final Approval Date:	Aug 12, 2024

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

Terri Towstiuc