

Welsh Lane, Picton, Ontario K0K 2T0

Co-Ownership at Welsh Lane

The history of this beach community was a single-family-owner that leased land usage to cottagers - originally for the summer season. Over time, this grew to a year-round community. With the passing of the family matriarch, the land was offered for sale. In 2010, we came together as a community of 22 lessees - a diverse mixture of year-round, permanent and cottage season dwellers - to buy the entire property.

Aware the municipality would not approve the property to be sub-divided into individual lots, together with the guidance of our Corporate lawyer and some deeply skilled Co-Owners in Municipality management, law, real estate, taxation and business management we simply formed our own corporation (some likeness to a condominium arrangement as it pertains to the one common element – the laneway that bisects each lot and processing of property taxes) (some likeness to freehold as it pertains to Co-owners buildings and structures). This form of property ownership is found mostly in waterfront communities such as ours where properties are “grandfathered” by the municipality as they pre-date zoning by-laws.

Each lot lines were established through formal land surveys. Each Co-Owner retains the rights of their individual lot and buildings.

Our Co-Ownership Guidelines are mostly common sense, for example, requiring all Co-Owners to comply with all Provincial and Municipal by-laws and respect for neighbours (think renovations for example - building permits, etc.) And to help safeguard our community character, no short-term rentals (rentals must be a minimum of three months or longer).

A note of interest, our land deed is rare and ancient and affords Co-Owners further rights on our beautiful sandy beach on Lake Ontario - deeded to the water's edge (rather than the more typical high-water mark).

Although this property ownership arrangement is somewhat unique, it works well allowing people to have complete control of their property and, at the same time, enjoy one of the most beautiful beaches in Ontario.