



# FORMAL REPORT

<b>To:</b>	Mayor Stratthdee and Members of Council
<b>Prepared by:</b>	Mark Stone, Planner
<b>Date of Meeting:</b>	12 September 2017
<b>Subject:</b>	<b>DEV 26-2017 Application for Part Lot Control - Diamondridge Subdivision (Lots 23, 25 and 26, Registered Plan 44M-48), Town of St. Marys</b>

## PURPOSE

The purpose of this report is to provide Council with a summary and recommendation as it pertains to the Application for Part Lot Control for Lots 23, 25 and 26 of the Diamondridge subdivision.

## RECOMMENDATION

THAT DEV 26-2017 Application for Part Lot Control for Lots 23, 25 and 26 of the Diamondridge subdivision be received; and,

THAT Part Lot Control By-law No. 75-2017 affecting Lots 23, 25 and 26, Registered Plan No. 44M-48 be adopted for a one-year period, ending September 12, 2018.

## BACKGROUND

Part lot control (PLC) is a power used by public authorities to prohibit a property owner from conveying a part of a lot from a registered plan of subdivision without approval from the appropriate authority. Section 50(7) of the Planning Act provides Council with the authority to remove or suspend PLC on parcel(s) of land to allow for further land division by passing a by-law which is registered on title. Each by-law must include a lapse date to ensure PLC is re-instated on the property.

Council has approved policies for the implementation of exemption from PLC under certain circumstances, including the creation of parcels for semi-detached dwellings.

To date, Council has adopted two PLC by-laws affecting multiple lots in the Diamondridge subdivision for the purpose of dividing lots for semi-detached and street townhouse dwellings.

## REPORT

The Application for Part Lot Control was received by the Town from Bickell Built Homes Ltd. and deemed complete on August 16, 2017. Bickell Built Homes is seeking to subdivide three lots for the purposes of building six semi-detached units along common party walls. The subject lands are designated Residential in the Official Plan and zoned "Residential Zone Four (R4-8)" according to the Town's Zoning By-law which permits a range of housing forms including semi-detached dwellings.

Provincial and local policies were considered and implemented through the registration of the plan of subdivision and approval of zoning. An exemption to PLC allows for continued orderly and appropriate development of this plan of subdivision. The request is consistent with Council's procedures and PLC implementation guidelines.

## SUMMARY

It is recommended that Council approve By-law No. 75-2017 to exempt part lot control for Lots 23, 25 and 26 of Registered Plan 44M-48, for a period of one year.

## FINANCIAL IMPLICATIONS

None.

## STRATEGIC PLAN

☒ Not applicable to this report.

## OTHERS CONSULTED

Susan Luckhardt, Planning Coordinator

## ATTACHMENTS

- 1) General Location Map
- 2) Registered Plan 44M-48

## REVIEWED BY

### Recommended by the Department



Mark Stone  
Planner



Grant Brouwer  
Director, Building and Development

### Recommended by the CAO



Brent Kittmer  
CAO / Clerk