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Date: March 15, 2019

To: Mayor and Council

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Manager, Planning Services

RE: Application for Part Lot Control Exemption PLC/02/19 by
HTM Management Inc.
15 & 17 Mettawas Lane, Part of Block D, Pt. Lots 30 & 31, Pt. Walkway
Plan 965

Report No.: PDS 2019-014

AIM

To provide the Mayor and Council with information on an application for lands in the Mettawas Subdivision, for exemption from part lot control.

BACKGROUND

This lot in the Mettawas Subdivision is to be developed similarly to the other dwellings found on Mettawas Lane. The subject lands consist of a mix of partial lots from an older approved plan intended for the development of a semi-detached dwelling. Once construction is completed, the dwelling is then subdivided into individual freehold units. In order to undertake conveyance of each of the individual units exemption from part lot control is required which then provides the developer the ability to convey the units via completion of a reference plan. Part Lot Control is typically approved for three (3) years.

DISCUSSION

The subject properties are designated Residential in the Official Plan and zoned 'Residential Zone 3 Urban Exception 17 (R3.1-17)' under the Kingsville Comprehensive Zoning By-law.

For a Sketch of the Proposed Lots, please refer to highlighted lots in Appendix A.

Subsection 50(7) of the *Planning Act* authorizes Council to pass a by-law providing that the part lot control provisions of Section 50(5) of the said Act do not apply to lands

designated in the by-law. The exemption will allow for the semi-detached dwelling (currently under construction) to be subdivided into two individual units. The application is not subject to a public hearing or appeal because Council has already approved the entire subdivision in principle and the zoning of the lands is in place to accommodate the final lot fabric. This is a common approach for creation of individual semi-detached or townhouse units within a plan of subdivision, particularly once an approval has been registered. This is the final step in allowing the full build out on the subject lands.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment value as a result of the completed development.

CONSULTATIONS

No public or agency consultation is required by the *Planning Act* when considering a Part Lot Control Exemption By-law.

RECOMMENDATION

It is recommended that Council enact Part Lot Control By-law 35-2019 to allow Part of Block D, Pt. Lots 30 and 31, and Pt. Walkway, Plan 965 to be exempt from Section 50(5) of the Planning Act, and that Council authorize and direct Planning Services to forward the by-law to the County of Essex for final approval, subject to the following condition:

The applicant provide a lot servicing plan to confirm both individual servicing of each lot and the final alignment of the services consistent with proposed lot fabric to the satisfaction of the Town, prior to final approval of the Part Lot Control by-law by the County of Essex.

Robert Brown

Robert Brown, H. Ba, MCIP, RPP
Manager, Planning & Development Services

Peggy Van Mierlo-West

Peggy Van Mierlo-West, C.E.T.
Chief Administrative Officer