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**Date:** October 30, 2019

**To:** Mayor and Council

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Manager, Planning Services

**RE:** Application for Extension of Part Lot Control by Suburban Homes  
(1991) Ltd.  
7 & 9 Lukas Dr. & 10 & 12 Robin Court  
Blocks 61 and 62, Plan 12M 598

**Report No.:** PS 2019-051

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## **AIM**

To provide Mayor and Council with information on applications to extend three previously-approved part lot control exemption by-laws.

## **BACKGROUND**

In December of 2014 Council approved Part Lot Control via By-law 101-2014 for Phase 8A of the Royal Oak at the Creek subdivision for Blocks 52 to 90. This provided the developer the ability to construct semi-detached dwellings and subdivide those into individual units for sale.

All of the blocks, with the exception of 61 and 62 have been fully developed and subdivided for individual sale. The owner of Block 61 and 62 (See Appendix A) has the parcels for sale but currently no buyer or construction plans that would be conclude prior to expiration of the Part Lot Control exemption in December of 2019. As such they are asking for an extension of the Part Control exemption on Block 61 and 62.

## **DISCUSSION**

The subject lands are zoned 'Residential Zone 2 Urban' - Exception 6 (R2.1-6) which permits a mix of single-detached, semi-detached, and town house dwellings. The application for Part Lot Control Exemption applies to two (2) blocks that have been identified for development of semi-detached dwelling units. The application for Part Lot

Control Exemption, therefore, maintains the intent and conforms to the Town of Kingsville Comprehensive Zoning By-law 1-2014.

The extension to the lifting of Part Lot Control for the subject lands is considered appropriate for the orderly development of the lands and will facilitate the completion of development of Phase 8A of Royal Oak at the Creek Subdivision. To ensure Part Lot Control Exemption does not remain open indefinitely, it is recommended that the by-law contain an expiry date. In this case, the by-law should expire three (3) years following enactment by Council. This time frame provides sufficient time for completion of the remaining two blocks. A copy of the proposed Part Lot Control Exemption By-law can be found in Appendix B.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

The development of the blocks will result in an increase in assessment once construction has been completed.

## **CONSULTATIONS**

There is no additional consultation on extensions of part lot control as it is a technical issue and in this case only applies to two blocks that will see similar development to what exists on the surrounding lands.

## **RECOMMENDATION**

It is recommended that Council:

approve the extension of Part Lot Control Exemption, By-law 101-2014, to allow Blocks 61 and 62 on Plan 12M 598 to continue to be exempt from Section 50(5) of the Planning Act, and that Council authorize and direct Planning Services to register the by-law (98-2019) on title.

*Robert Brown*

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

*Peggy Van Mierlo-West*

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