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Date: January 28, 2020

To: Mayor and Council

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

RE: Application for Exemption from Part Lot Control by
1364674 Ontario Limited
Lots 33 to 38 and Lots 41 to 42, Plan 12M 587
125, 127, 136, 137 & 138 Golfview Dr. & 99, 101, 103 & 105
Conservation Blvd.

Report No.: PS 2020-006

AIM

To provide the Mayor and Council with information on a requested exemption from part lot control on lands in the York subdivision.

BACKGROUND

In 2014 Council approved part lot control exemption on lots 24 to 48 on Plan 12M 587 of the York subdivision to permit the reconfiguration of 24, 21.34 m (70 ft.) wide lots to a mix of 35, 18.2 (60 ft.) and 15.24 m (50 ft.) lots for the development of single detached dwellings. The majority of these lots have developed and been sold to individual purchasers. Seven of the 35 lots remain under the ownership of the applicant, which requires that the part lot control exemption approval continue until all of the lots have been sold. Unfortunately, the part lot control by-law approved in 2014 expired in December of 2019. (Appendix A) As a result, a new by-law, rather than an extension is required to allow for the ongoing sale of the remaining lots.

DISCUSSION

Staff was aware that the by-law had expired. A listing of all active part lot control by-laws is maintained in the department however staff was not aware that the by-law was still required given the nature of the development in the subdivision. The requested part lot control exemption would only apply to the remaining unsold lots along Golfview Drive and Conservation Blvd. (Appendix B) There is no change to the lot configuration proposed in

2014 at the time of the original exemption. The proposal is a new by-law versus an extension only because the 2014 by-law has expired and will require County approval. A new application and fees were required in order to process the new by-law.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There are no financial implications as a result of the new by-law request. Development will continue in the same format as it has over the last five years.

CONSULTATIONS

The Planning Act when considering a Part Lot Control Exemption By-law requires no public or agency consultations. Management staff was circulated however as there is not proposed change to the original final lot fabric there was no additional comment.

RECOMMENDATION

It is recommended that Council:

Enact Part Lot Control Exemption By-law 14-2020 to allow Lots 33 to 38 inclusive and Lots 41 and 41 Plan 12M 587 to be exempt from Section 50(5) of the Planning Act, and

Direct administration to forward By-law 14-2020 and the Part Lot Control Exemption application to the County of Essex for final approval.

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