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To: Mayor and Council

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Town Planner

RE: Application for Part-lot Control Extension PLC/02/20 by
Builder Direct Buy Corporation
Lots 74 and 76 to 79 Plan 12M-552
1, 3, 5, 7, 9, 11, 13, 15, 21 & 23 Woodland Street, Millbrook Subdivision

Report No.: PS 2020-16

AIM

To provide the Mayor and Council with information on an application for lands in the Millbrook Subdivision, Stage II Phase 1, for exemption from part-lot control.

BACKGROUND

The application applies to five Lots, 74, 76 to 79 on Plan 12M-552, which are part of the ongoing development of the Millbrook Subdivision, Stage II Phase 1. Plan 12M-552 was registered in 2007. The subject lots are located on south side of Woodland Street, east of Hazel Crescent. A Location Map of the proposed lots is attached as Appendix A. The lands are currently subject to a Part-lot Control exemption under By-law 56-2017. The lands have not yet been fully developed and the by-law will expire in May of 2020, as such an extension is required. There is no change in the original proposed lot configuration. The subject lands are intended for the development of semi-detached dwellings which is consistent with existing development in the area.

DISCUSSION

The subject properties are designated 'Residential' in the Official Plan and zoned 'Residential Zone 2 Urban Exception 6 (R2.2-6)' under the Kingsville Comprehensive Zoning By-law. The subject lands consist of six (6) plan lots within the Millbrook Subdivision intended for the development of semi-detached dwellings. Once constructed, the semi-detached dwelling is then subdivided into individual freehold units. Exemption

from part lot control is required which then provides the developer the ability to convey the individual units via completion of a reference plan (survey).

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

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 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 permit the use. This is a common approach for within a plan of subdivision for the creation of individual lots for semi-detached dwelling units.

Since extension of Part Lot Control Exemption is not required for lots that have been constructed to-date, the proposed extension of the three (3) year time period will only apply to the remaining subject lots.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment value with the completion of the 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 approve the further extension of Part-lot Control exemption, By-law 56-2017, to allow Lots 74 and 76, 77, 78 & 79 on Plan 12M-552 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 (30-2020) on title.

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