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Date: October 25, 2021

To: Mayor and Council

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Manager, Planning Services

RE: Application for Part Lot Control Exemption by
HTM Management Inc.
9, 11 & 13 Mettawas Lane
Pt. of Block D, Plan 965, Pt. Water Lot in Front of Lot 1,
Con

Report No.: PS2021-068

RECOMMENDED ACTION

1. That Council enact Part Lot Control By-law 90-2021 to allow Part of Block D, Plan 965, Pt. Water Lot in Front of Lot 1, Concession 1 ED 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.

BACKGROUND

This lot in the Mettawas Subdivision is the final parcel to be developed similarly to the mix of semi-detached and townhouse 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 townhouse 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 16 (R3.1-16)' 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 townhouse dwelling (currently under construction) to be subdivided into three 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.

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.

Technical Advisory Committee (TAC)

Infrastructure and Engineering Services (IES) requested confirmation of the service location for each of the proposed lots. The applicant will provide this information as a condition of the by-law being forwarded to the County.

The Technical Advisory Committee is in support of the proposed development.

Robert Brown

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Manager, Planning Services

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

Link to Council 2021-2022 Priorities

- COVID-19 and the health and safety of the community
- Customer Service: Training, Technology, Staff, Review Standards/Level of service
- Housing: Affordability (lot sizes, developer incentives, second dwellings, density, etc.)

- Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
- Programming Increase: Youth and Seniors
- A development plan for Downtown Kingsville / Main Street
- Financial savings: Schools closings, Migration Hall
- Economic Development: strengthen tourism/hospitality
- COVID - economic recovery
- Communications: Strategy – Policy (social media), Website refresh and other tools, Public engagement
- Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce, or increase
- Committees / Boards: Review and Report
- Policy Update: Procedural Bylaw
- Economic Development: diversify the economy, create local jobs, industrial, Cottam
- Infrastructure (non-Municipal): Union Water expansion & governance
- Infrastructure (Municipal): Asset Management Plan update, the infrastructure funding deficit
- No direct link to Council priorities