



Report n° PE2024-003

Date: February 14, 2024

Submitted by: Fabien Lalande

Subject: Part Lot Control Lot 21, Plan 50M-366

Nature/Goal

The owner's agent has submitted a request to the City of Clarence-Rockland to remove Part-Lot Control to allow for the creation of 2 lots. The lot has frontage on Danika Street.

Directive/Previous policy

N/A

Department's recommendation

Que le règlement numéro 2024-16, étant un règlement relatif à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable au Lot 21 du plan 50M-366, soit adopté.

That the By-Law Number 2024-16, being a by-law for the designation of lands not subject to part-lot control, for Lot 21 of Plan 50M-366 be adopted.

Background

The subject property located on Danika Street is in the community area of the village of Cheney. The owner wishes to sever the property to consider them two separate lots in order to build a single family detached dwelling on each lot.



Image 1 – location of property

Discussion

The proposed lot dimensions meet the minimum lot area requirement of RV1 zone for a lot on partial services (water).



Image 2 – proposed lot severance

The application is for the removal of part-lot control under Subsection 7, Section 50 of the *Planning Act*, R.S.O 1990. c. P. 13, as prescribed by Subsection 5 of Section 50 of the *Planning Act*. Subsection 7 states that: “designation of lands not subject to part-lot control – Despite subsection (5), the council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such registered plan or plans of subdivision or parts of them as are designated in the by-law.”

The plan 50M-366 is considered a plan of subdivision and consequently lots can be severed via the removal of part lot control.

This allows Council, by passing a by-law, to approve the creation of 2 lot parcels on Lot 21.

Consultation

N/A

Recommendations or comments from committee/ other departments

N/A

Financial impact

N/A

Legal implications

N/A

Risk management

N/A

Strategic implications

N/A

Supporting documents

Draft By-Law 2024-16
Subdivision Plan 50M-366
Survey 50R-11580