



Report n° PE2024-013

Date: March 20, 2024

Submitted by: Fabien Lalande

Subject: Part Lot Control – Part of Lot 11 and 12, Plan Bell 1908

Nature/Goal

The owner's agent has submitted a request to the City to remove Part-Lot Control to separate two lots that merged because the title of both abutting parcels was taken under same ownership. One lot has frontage on Wallace Street and the other on Pouliotte Street.

Directive/Previous policy

N/A

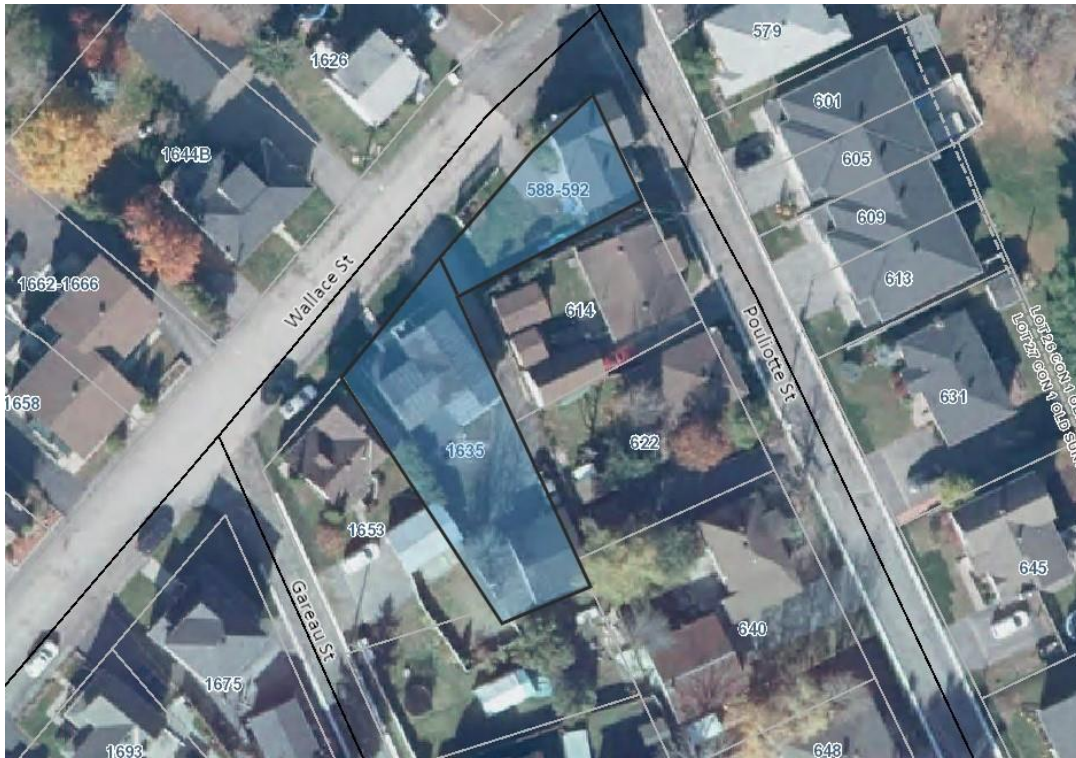
Department's recommendation

QUE le règlement no. 2024-30, étant un règlement relatif à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable à la partie du lot 12 du plan Bell 1908, étant la partie 2 sur le plan 50R-1594, adresse civique 1635 rue Wallace et 588-592 rue Pouliotte, étant une partie du lot 11 du plan Bell 1908, soit adopté.

THAT By-Law No. 2024-30, being a by-law for the designation of lands not subject to part-lot control, for part of lot 12 of 1908 Bell plan, being part 2 of plan 50R-1594, civic address 1635 Wallace Street and 588-592 Pouliotte Street, being a part of lot 11 of 1908 Bell plan, be adopted.

Background

The subject lands are located at 1635 Wallace Street and 588-592 Pouliotte Street. Each lot has a detached dwelling on it. The lots merged when both abutting parcels became under same ownership. The owners now wish to sever the lots in order to consider them two separate lots.



Discussion

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 by Andrew Bell 1908 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 separate 1635 Wallace and 588-592 Pouliotte and consider them as individual properties.

Consultation

N/A

Recommendations or comments from committee/ other departments

N/A

Financial impact (expenses/material/etc.)

N/A

Legal implications

N/A

Risk management

N/A

Strategic implications

N/A

Supporting documents

Draft By-Law 2024-30

Plan Andrew Bell 1908

Reference Plan 50R-1594