



**Report n°** PE2024-021

**Date:** April 17, 2024

**Submitted by:** Fabien Lalande

**Subject:** Lifting of Part Lot Control - Lots 7, 8, 12 and 13 of Plan 50M-339, designated as Parts 3 to 6 and 9 to 12 on Plan 50R-10912

## Nature/Goal

The purpose of this report is supporting information for the passing of by-laws to lift Part-Lot Control for lots 7, 8, 12 and 13 of subdivision 50M-339.

## Directive/Previous policy

Lifting of part-lot control was previously granted for lots bearing the civic number 3, 5, 16 and 18 Maxime Court for the construction of semi-detached dwellings with separate ownership for each side.

## Department's recommendation

BE IT RESOLVED THAT By-Law Numbers 2024-35 to 2024-38, inclusively, for the designation of lands not subject to part-lot control, for Lots 7, 8, 12 and 13, Plan 50M-339, consecutively, be adopted.

QU'IL SOIT RÉSOLU que les règlements numéro 2024-35 à 2024-38, inclusivement, visant à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable aux Lots 7, 8, 12 et 13 du plan 50M-339, consécutivement, soient adoptés.

## Background

The subject properties are located on Maxime Court and is in the community area of the village of Cheney. The lots are being divided for future residential development. Several lots on Plan 50M-339 having frontage on Maxime Court have been intended for use for semi-detached dwellings since the approval of the draft plan of subdivision.

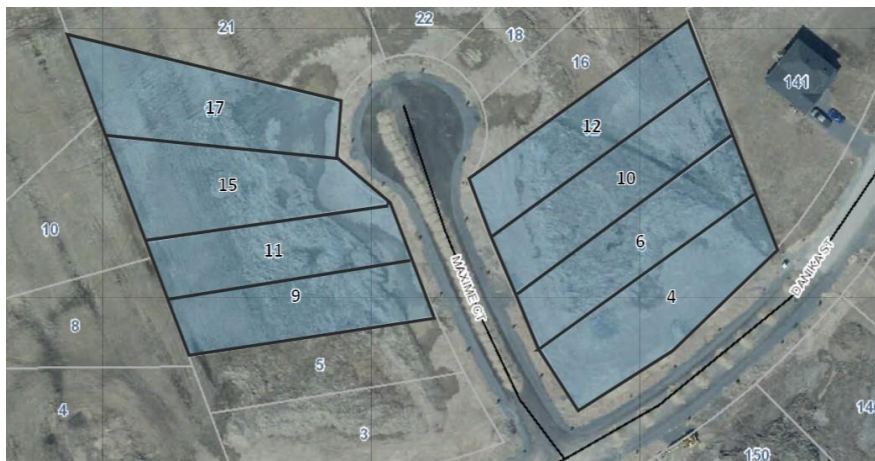


Image 1 – location of property

## Discussion

The proposed residential lot dimensions meet the minimum lot area and frontage requirement of the Village Residential First Density (RV1) zone for a semi-detached dwelling unit.

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-339 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 8 Lots.

## 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-Laws 2024-35 to 2024-38

Subdivision Plan 50M-339

Survey Plan 50R-10912