



Report n° PE2025-011

Date: February 12, 2025

Submitted by: Marie-Eve Bélanger

Subject: Removal of Part Lot Control 384-386 Laurier Street

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 Laurier Street.

Directive/Previous policy

N/A

Department's recommendation

BE IT RESOLVED THAT By-Law 2025-14, being a by-law for the designation of lands not subject to part-lot control, for 384-386 Laurier Street, be adopted.

QU'IL SOIT RÉSOLU QUE le règlement 2025-14, étant un règlement relatif à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable au 384-386 rue Laurier, soit adopté.

Background

The subject property is located on Laurier Street in Rockland. The owner wishes to sever the property to consider them two separate lots in order to sever the semi-detached dwelling into two.



Image 1 – Location of property

Discussion

The proposed lot dimensions meet the Zoning by-law provisions. One of the driveways was enlarged over time. The Owner has submitted an undertaking that the driveway will be reduced to respect the Zoning by-law.

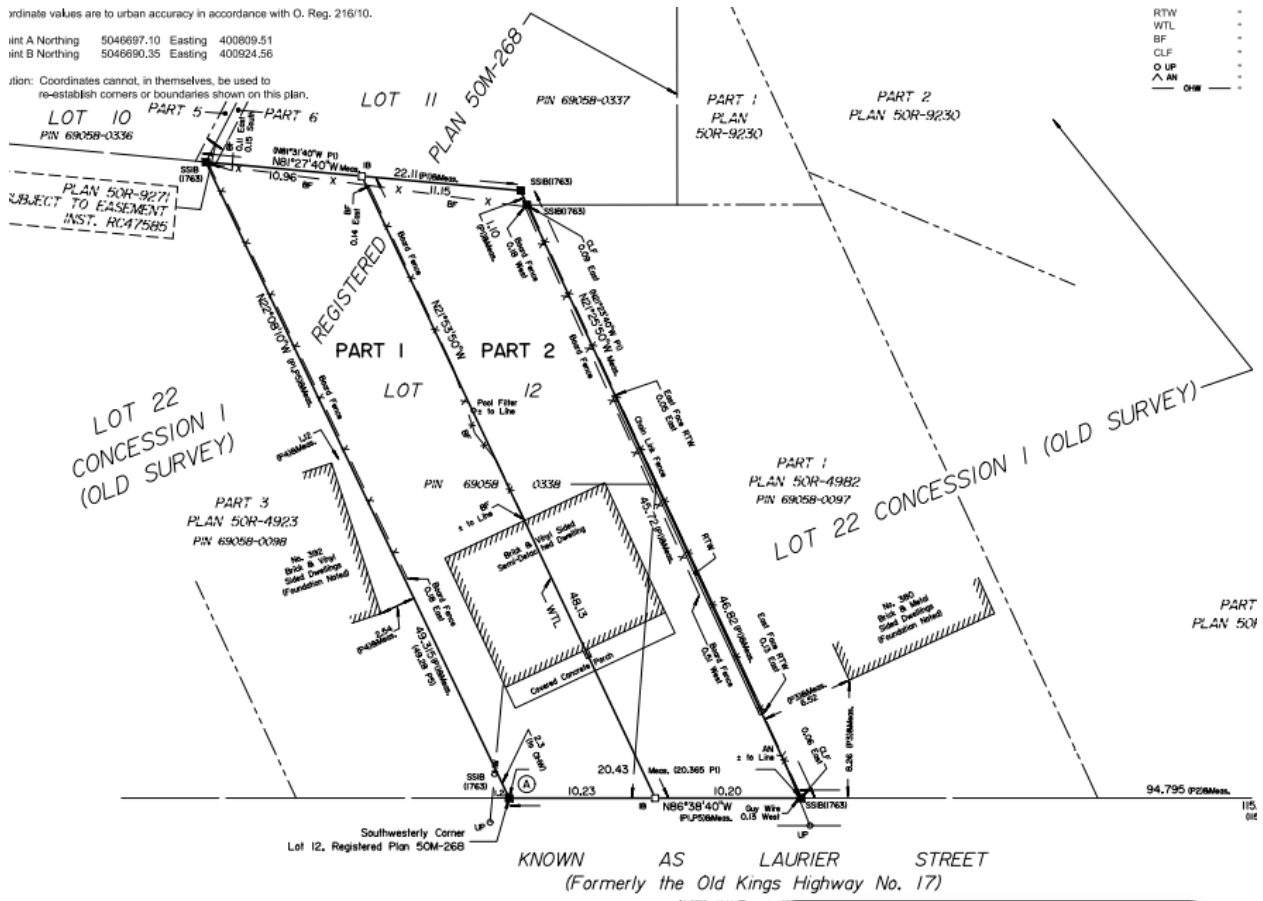


Image 2 – proposed lot severance

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 lot is included under a Plan of Subdivision and thus removal of part lot control can be approved to sever the property.

This allows Council, by passing a by-law, to approve the creation of 2 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-Law 2025-14

Survey 50R-11686