



REPORT N° AMÉ-19-29-R

Date	04/03/2019
Submitted by	Marie-Eve Bélanger
Subject	Part Lot Control – Block 39-41, Plan 50M-323
File N°	D-12-117

1) **NATURE/GOAL :**

Soloway Wright, agent for Riverlands of Rockland has submitted a request to the City of Clarence-Rockland to remove Part-Lot Control to allow for the creation of 9 lots, within single detached dwellings. These lots will front onto du Rivage Street.

2) **DIRECTIVE/PREVIOUS POLICY :**

n/a

3) **DEPARTMENT'S RECOMMENDATION :**

QUE le conseil municipal adopte le règlement 2019-25, étant un règlement relatif à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable au blocs 39, 40 et 41 du Plan 50M-323, localisé à l'intérieur du projet résidentiel de Clarence Crossing, à Rockland.

THAT Council adopts By-Law 2019-25, being a by-law for the designation of lands not subject to part-lot control, for part of Blocks 39, 40 and 41 of Plan 50M-323, located within the residential project of Clarence Crossing, Rockland.

4) **BACKGROUND :**

On July 24th, 2015, a Subdivision Agreement was registered between the City and Riverlands of Rockland. In February 2017, Council approved a by-law to amend the Official Plan and the Zoning by-law to convert the townhouses into single detached dwellings. This application will divide the blocks into smaller parts in order to sell and be able to build single detached dwellings.

5) **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.”

This allows Council, by passing a by-law, to approve the creation of 9 parcels on Block 39, 40 and 41, Plan 50M-323 as shown on Registered Plan 50R-10614, prepared by Annis, O’Sullivan, Vollebekk Ltd., dated May 16, 2017.

- 6) **CONSULTATION:**
n/a
- 7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**
No comments.
- 8) **FINANCIAL IMPACT (expenses/material/etc.):**
n/a
- 9) **LEGAL IMPLICATIONS :**
n/a
- 10) **RISK MANAGEMENT :**
n/a
- 11) **STRATEGIC IMPLICATIONS :**
n/a
- 12) **SUPPORTING DOCUMENTS:**
By-law 2019-25