



REPORT N° AMÉ-19-56-R

Date	10/06/2019
Submitted by	Nicolas Denis
Subject	Lifting of Part-Lot Control – Richard Desjardins – Alma
File N°	926-936 Alma Street, Rockland

1) **NATURE/GOAL :**

Mr. Desjardins has submitted a request to the City of Clarence-Rockland to remove Part-Lot Control in order to allow for the creation of two new parcels, within Part of Block "A" of Registered Plan 39, Part of Lot 24, Concession 1 (O.S.). The owner built a semi-detached in 2009 and would now like individual ownerships to be created for each unit. The new lots are designated as Parts 1, 2 and 3 and Parts 4, 5 and 6 on Plan 50R-9748. These lots will have frontage on Alma Street.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

BE IT RESOLVED THAT By-law 2019-63, being a By-law for the designation of lands not subject to part-lot control, for Part of Block "A" of Plan 39, Part of Lot 24, Concession 1 (O.S.) located on Alma Street, Rockland, be adopted.

QU'IL SOIT RÉSOLU QUE le règlement 2019-63, étant un règlement relatif à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable à une partie du bloc 'A' du Plan 39, partie du lot 24, concession 1 (O.S.) localisé sur le chemin Alma à Rockland, soit adopté.

4) **BACKGROUND :**

In 2009, a building permit was issued in order to build a semi-detached on Part of Block "A" of Registered Plan 39, Part of Lot 24, Concession 1 (O.S.) located on Alma Street.

An application to lift part-lot control for part of Block "A" was received on May 27th, 2019, in order to create 2 separate lots. The new lots are designated as Parts 1, 2 and 3 and Parts 4, 5 and 6 on Plan 50R-9748.

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 4 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 2 lots on Part of Block "A" of Registered Plan 39, prepared by Annis O’Sullivan, Vollebekk LTD, dated October 30th, 2009.

The creation of these lots will allow the semi-detached units to be divided and sold individually.

The department has reviewed the submitted reference plan to ensure the conformity with the Zoning By-law and the plan is acceptable for approval.

6) **CONSULTATION:**

N/A

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

N/A

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:**

Plan 50R-9748

Plan 50R-7678

By-law 2019-63