



REPORT N° AMÉ-20-02-R

Date	09/01/2020
Submitted by	Claire Lemay
Subject	Removal of Part Lot Control Block 287 Plan 50M-308
File N°	D-11-296

1) **NATURE/GOAL :**

Bernard Sanscartier Construction Limited has submitted a request to the City of Clarence-Rockland to remove Part-Lot Control to allow for the creation of five new lots on part of block 287, plan 50M-308 on Platinum Street in Rockland, where townhouse dwellings are currently under construction.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the construction of the planned townhouse dwellings located on a portion of Block 287 of Plan 50M-308 is currently underway in conformity with the approved plans to create nine residential units with civic addresses 857, 861, 865, 869, 873, 877, 881, 885, and 889 Platinum Street,

BE IT RESOLVED THAT Council adopts By-Law 2020-02, being a by-law for the designation of lands not subject to part lot control, for a portion of Block 287, plan 50M-308, Parts 1 to 20 on Plan 50R-10956, located within the residential project of Morris Village, Rockland.

ATTENDU QUE la construction des maisons en rangées planifiée sur une partie du Bloc 287 du Plan 50M-308 est en construction et en conformité avec les plans approuvés afin de créer cinq unités résidentiels avec les adresses civiques 857, 861, 865, 869, 873, 877, 881, 885, et 889 rue Platinum,

QU'IL SOIT RÉSOLU QUE le Conseil adopte le règlement 2020-02, étant un règlement de désignation de terrains non assujettis à la réglementation des parties de lots pour une partie du bloc 287 du Plan 50M-308, parties 1 à 20 sur le Plan 50R-10956, situé à l'intérieur du projet résidentiel de Morris Village à Rockland.

4) **BACKGROUND :**

A Site Plan Agreement was signed between the City and Spacebuilders Ottawa Ltd in June 2019 for the construction of 9 townhouse units on a portion of Block 287, having frontage on Platinum Street. These townhouse units have been substantially completed and will be sold to

individual homeowners following the removal of part lot control for this block.

5) **DISCUSSION :**

The request is for the lifting of part lot control under subsection 50(7) of the Planning Act, R.S.O. 1990, Chapter P.13. This section allows a municipality to pass a by-law to approve the creation of 9 new lots on part of Block 287, Plan 50M-308, as illustrated in reference plan 50R-10956, prepared by Denis Dutrisac, dated 4 December, 2019.

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:**

By-law 2020-02

Plan 50R-10956