



REPORT N° AMÉ-20-05-R

Date	05/02/2020
Submitted by	Claire Lemay
Subject	Removal of Part-Lot Control – Block 45 on Plan 50M-323 – De L'Étang Street
File N°	D-12-117

1) **NATURE/GOAL :**

Soloway Wright LLP has submitted an application on behalf of Riverlands of Rockland to remove Part-Lot Control to allow for the creation of five new lots on part of block 45, plan 50M-323 on De L'Étang Street in Rockland, where the construction of 5 townhouse dwellings has recently been completed.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the construction of the planned townhouse dwellings located on Block 45 of Plan 50M-323 has been completed in conformity with the approved plans to create five residential units with civic addresses 263, 265, 267, 271, and 275 De L'Étang Street,

BE IT RESOLVED THAT Council adopts By-Law 2020-12, being a by-law for the designation of lands not subject to part lot control, for a portion of Block 45, plan 50M-323, Parts 1 to 21 on Plan 50R-10970, located within the residential project of Clarence Crossing, Rockland.

ATTENDU QUE la construction des maisons en rangées planifiée sur une partie du Bloc 45 du Plan 50M-323 fut complétée en conformité avec les plans approuvés afin de créer cinq unités résidentiels avec les adresses civiques 263, 265, 267, 271 et 275 rue de L'Étang,

QU'IL SOIT RÉSOLU QUE le Conseil adopte le règlement 2020-12, étant un règlement de désignation de terrains non assujettis à la réglementation des parties de lots pour une partie du bloc 45 du Plan 50M-323, parties 1 à 21 sur le Plan 50R-10970, situé à l'intérieur du projet résidentiel de Clarence Crossing à Rockland.

4) **BACKGROUND :**

The subject property has been developed in accordance with the approved plans with a total of five townhouse units. These dwellings have been 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 5 new lots on Block 45, Plan 50M-323, as illustrated in reference plan 50R-10970, prepared by Stantec Geomatics, dated January 21, 2020.
- 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-10970
By-law 2020-12