



## REPORT N° AMÉ-20-13-R

<b>Date</b>	19/02/2020
<b>Submitted by</b>	Nicolas Denis
<b>Subject</b>	Lifting of Part-Lot Control – Estelle and Michel Bernard – Alma
<b>File N°</b>	1260-1262 Alma Street, Rockland

1) **NATURE/GOAL :**

Mr. Michel Bernard and Mrs. Estelle Bernard have 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 Lot 90 of Registered Plan Andrew Bell 1908. The owners built a semi-detached in 2019 and would now like individual ownerships to be created for each unit. The new lots are designated as Part 1 and Part 2 on Reference Plan 50R-10900. These lots will have frontage on Alma Street.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

**BE IT RESOLVED THAT** By-law 2020-16, being a By-law for the designation of lands not subject to part-lot control, for Lot 90 of Registered Plan Andrew Bell 1908 located on Alma Street, Rockland, be adopted.

**QU'IL SOIT RÉSOLU QUE** le règlement 2020-16, étant un règlement relatif à la désignation de terrains non assujettis à la réglementation de parties de lots, applicable à une partie du lot 90 du Plan Andrew Bell 1908, localisé sur le chemin Alma à Rockland, soit adopté.

4) **BACKGROUND :**

In 2019, a building permit was issued in order to build a semi-detached on Lot 90 of Registered Plan Andrew Bell 1908 located on Alma Street.

An application to lift part-lot control for Lot 90 was received on February 5<sup>th</sup>, 2020, in order to create two separate lots. The new lots are designated as Part 1 and Part 2 on Reference Plan 50R-10900.

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 two lots on Lot 90 of Registered Plan Andrew Bell 1908, prepared by Arpentage Dutrisac Surveying Inc., dated July 11th, 2019.

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:**

- Reference Plan 50R-10900
- By-law 2020-16