



REPORT N° AMÉ-20-14-R

Date	04/03/2020
Submitted by	Nicolas Denis
Subject	Removal of Part-Lot Control – Block 43 on Plan 50M-323 – De L'Étang Street
File N°	D-12-117

1) **NATURE/GOAL :**

On February 25th 2020, Soloway Wright LLP submitted an application on behalf of Riverlands of Rockland in order to remove part-lot control to allow for the creation of three new lots on Block 43, Plan 50M-323 on De L'Étang Street in Rockland. Three townhouse dwellings have recently been completed and will be sold to individual homeowners.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the construction of the planned townhouse dwellings located on Block 43 of Plan 50M-323 has been completed in conformity with the approved plans to create three residential units with civic addresses 242, 246 and 250 de L'Étang Street,

BE IT RESOLVED THAT Council adopts By-law 2020-20, being a by-law for the designation of lands not subject to part lot control, for a portion of Block 43, plan 50M-323, Parts 1 to 7 on Reference Plan 50R-10938, located within the residential project of Clarence Crossing, Rockland.

ATTENDU QUE la construction des maisons en rangées planifiée sur une partie du Bloc 43 du Plan 50M-323 fut complétée en conformité avec les plans approuvés afin de créer trois unités résidentiels avec les adresses civiques 242, 246 et 250 rue de L'Étang,

QU'IL SOIT RÉSOLU QUE le Conseil adopte le règlement 2020-20, étant un règlement de désignation de terrains non assujettis à la réglementation des parties de lots pour une partie du Bloc 43 du Plan 50M-323, parties 1 à 7 sur le Plan 50R-10938, 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 three 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 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 section allows a municipality to pass a by-law to approve the creation of three new lots on Block 43, Plan 50M-323, as illustrated in reference plan 50R-10938, prepared by Stantec Geomatics, dated November 1, 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:**

Reference Plan 50R-10938

By-law 2020-20