



TOWN OF MINTO

DATE: May 11, 2016

REPORT TO: Mayor and Council

FROM: Stacey Pennington, Building Assistant

SUBJECT: Part Lot Control Exemption – Metzger

42 & 44 George Street N Part Park Lot 5, North East of George Street,
being Part 1, Plan 61R-20538

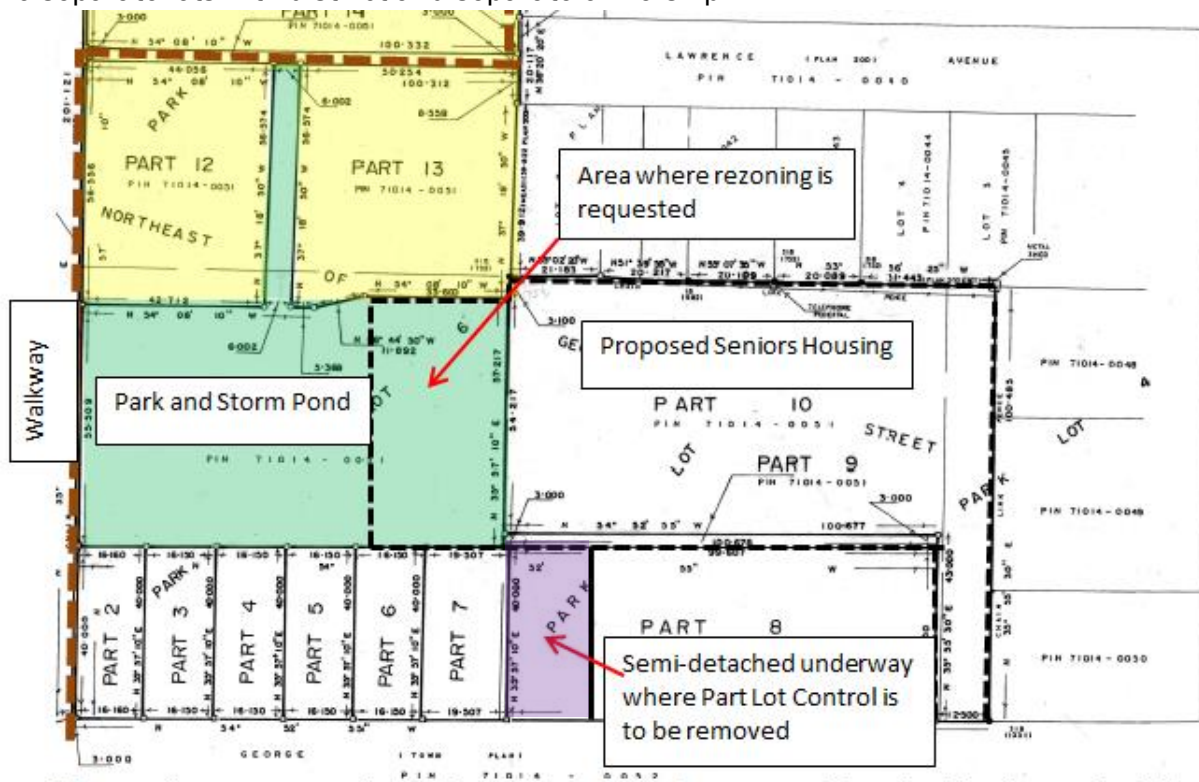
STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

9.1 Establish and maintain streamlined planning approval processes that use innovative and cost effective tools to protect Town and public interest and ensure development proceeds quickly and affordably.

BACKGROUND

The subject property is currently one parcel, 65.38' x 131.23' in size. The Official Plan Designation is Residential; the current zoning is R2/FF1 – Residential/ Flood Fringe Overlay. The subject property houses semi-detached residential dwellings. The applicant has submitted an application for part lot control and is requesting Council to adopt a by-law to remove part lot control, to allow reconfiguration of the lots and legally split the parcel into two separate lots with distinct and separate ownership.



COMMENTS:

The procedure to remove part lot control, under the Planning Act, temporarily sets aside requirements that prohibit sale of part of a lot or block of lands without a consent application. The by-law sets a time period within which the land transfers to create the lots can occur. After the by-law expires, the normal requirements of the Planning Act apply and a severance to transfer land would be needed.

The purpose of the part lot control process is to allow lots to be divided for existing uses to be divided. This process is common with new construction of semi-detached units or town houses where the building is constructed prior to determining the lot line.

Attached is a copy of a letter from Fallis, Fallis and McMillan advising of the appropriateness of Part Lot Control application. The sketch prepared by a land surveyor shows the location of the semi-detached dwellings under construction will comply with required zoning.

FINANCIAL CONSIDERATIONS:

The applicant has paid the applicable fees for the Part Lot Control Exemption Application.

RECOMMENDATION:

THAT Council of the Town of Minto receives the Building Assistants report dated May 11, 2016 regarding the Part Lot Control Exemption Application for the parcel located at 42 & 44 George Street North, Harriston, for information, and considers passing a bylaw in open session.

ATTACHMENTS:

Site Survey
Letter addressed to Bill White, dated May 9 2016, Fallis, Fallis and McMillan

Stacey Pennington
Building Assistant

