



TOWN OF MINTO

MEETING DATE: April 2, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-18 – Part Lot Control
PLC 2024-02: Finoro Custom Homes Inc.

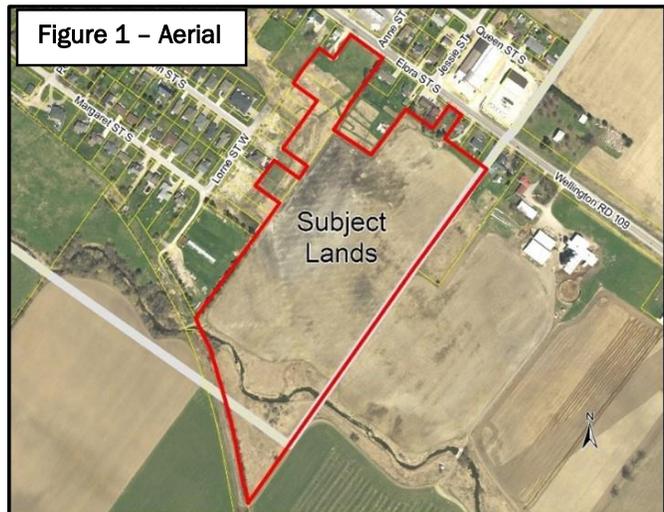
RECOMMENDATION:

That Council of the Town of Minto receives report PLN 2024-18 regarding PLC 2024-02 – Finoro Custom Homes Inc, for lands being Plan 61M250, Blocks 48 and 52, and Lots 27, 28, 29, 30, 31, 32 and 45, with the municipal addresses of 30-40 Anne St W, 1-17 Anne St W, 116-118 Thackeray Way, 112-114 Thackeray Way, 108-110 Thackeray Way, 104-106 Thackeray Way, 100-102 Thackeray Way, 119-121 Thackeray Way and 156-158 Bean St (respectively); according to Reference Plan 61R-22699, Town of Minto, County of Wellington for information and considers passing a By-Law in open session.

BACKGROUND

The subject lands are described as Blocks 48 and 52, Lots 27 to 31 and Lot 45; Plan 61M-250 according to Reference Plan 61R22699, Town of Minto, County of Wellington municipally known as 30-40 Anne St W, 1-17 Anne St W, 116-118 Thackeray Way, 112-114 Thackeray Way, 108-110 Thackeray Way, 104-106 Thackeray Way, 100-102 Thackeray Way, 119-121 Thackeray Way and 156-158 Bean St. (respectively) in the Town of Minto.

The Developer is in various stages of constructing 15 Street Townhouse dwelling units and 14 Semi-Detached dwelling units (29 units in total).



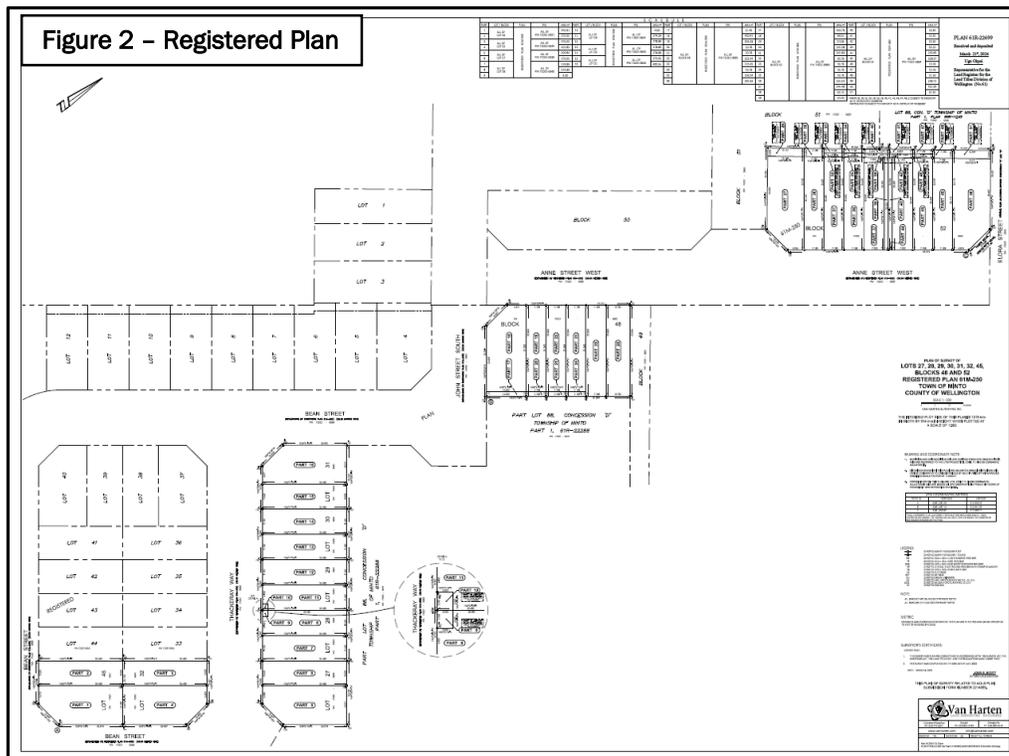
Council may recall the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Approval, Water/Sanitary Pre-Servicing Agreements and Subdivision Agreement coming before them for their endorsement regarding this development. The Subdivision Agreement was entered into June 21, 2022.

PURPOSE



A Part Lot Control exemption is required to allow for the division of the original lots to legally split the parcels into 29 separate properties with distinct and separate ownership. This Part Lot Control application will create 29 Parcels of Tied Lands (POTLs).

The Part Lot Control Exemption By-law is proposed to give the developer thirty-six months (three years) to complete the registration, however, the registration is not anticipated to require the full three years. Expiry dates are known to vary based on the scale of the development they apply to, and generally range in the two to three year timeframe.



COMMENTS

Town staff have reviewed the application and no concerns were noted. Zoning requirements appear to be met based on the Registered Plan provided. The procedure to remove Part Lot Control, under the *Planning Act*, temporarily sets aside requirements that prohibit the sale of part of a lot or block of lands without a Consent application.

Following the passing of the By-law, the Planning Coordinator will send the Part Lot Control package to the County, including the application, Registered Plan, Town report, original signed by-law, 2 certified copies of the original by-law, and the Wellington County cheque, for the Director of Planning and Developer's authorization. The package will then be forwarded to the applicant's lawyer for the registration of the parcels to complete the process.

STRATEGIC PLAN

Goal 1: Manage Our Infrastructure

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Stephanie Chidlow, Administrative Assistant

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer