



TOWN OF MINTO

MEETING DATE: November 19th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-037 – Part Lot Control
 PLC 2024-03 – 2554283 Ontario Inc. (Allan Williamson)
 Lots 87, 88 and 89, Plan of the Village of Clifford

RECOMMENDATION:

THAT the Council of the Town of Minto hereby receives report PLN 2024-037 Part Lot Control Exemption Application for 2554283 Ontario Inc. (Allan Williamson) for property legally described as Lots 87, 88 and 89 of the Plan of the Village of Clifford, in the former Village of Clifford, with a municipal address of 21 William St S in the Town of Minto, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto considers passing a By-law in open session.

BACKGROUND

The subject property, located at 21 William St. S in the Town of Minto, is legally described as Lots 87, 88, and 89 in the Plan of the Village of Clifford. It is currently a vacant lot zoned Residential (R2) in a residential neighborhood. Council may recall that on April 6, 2021, the property was presented for rezoning from Residential (R1B) to Residential (R2) to allow the construction of two semi-detached dwellings (four units total) and one single-detached dwelling, without special zoning relief. In September 2021, the owner applied for a part Lot control (PLC) to separate ownership. As the PLC is set to expire in September 2024, the previous application has lapsed, and the owner has now resubmitted a new application to allow the remaining dwellings to be sold separately.

PURPOSE

A Part Lot Control exemption is required to legally divide the original lot into five separate properties, each with distinct ownership, to allow the developer to sell them.

This Part Lot Control Exemption By-law is proposed to give the developer thirty-six months (three years) to complete.

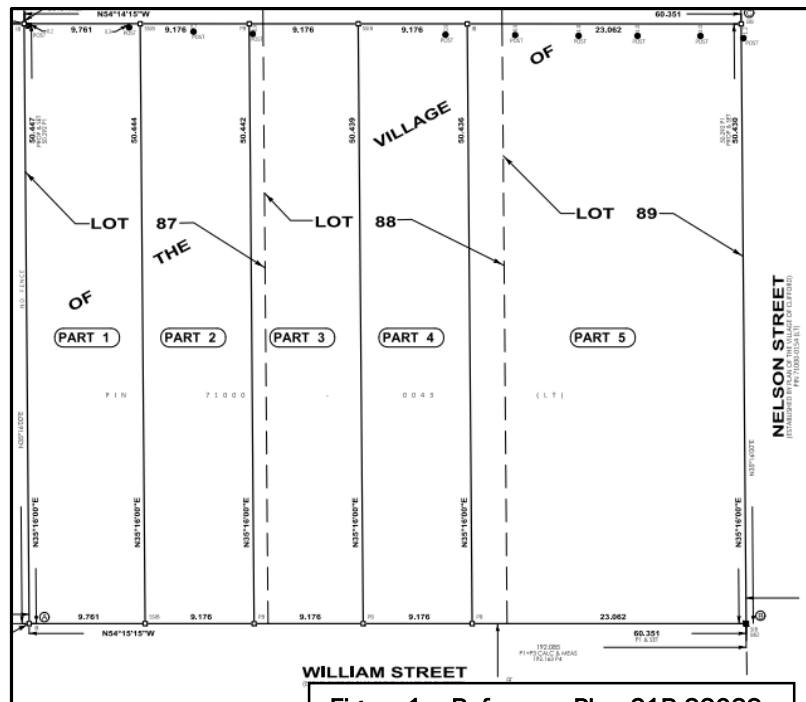


Figure 1 – Reference Plan 61R-22029

STRATEGIC PLAN

Goal 1: Manage Our Infrastructure Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Sama Haghghi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)