



TOWN OF MINTO

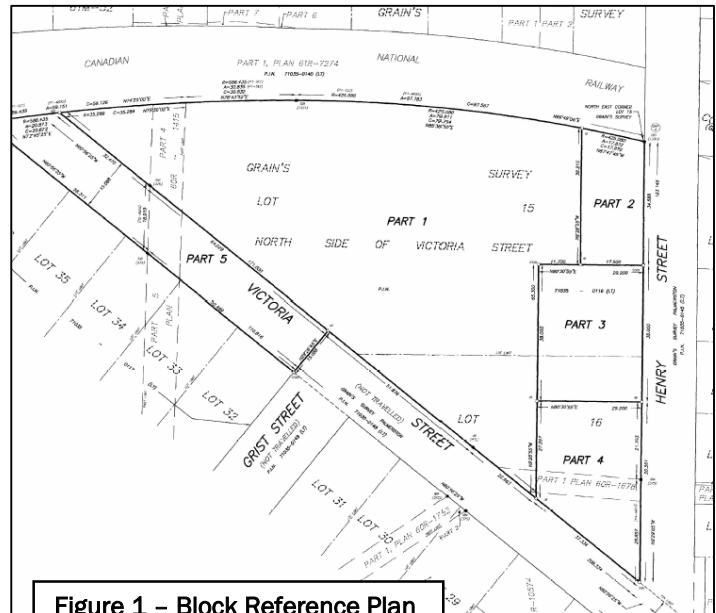
MEETING DATE: December 3rd, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-039 – Part Lot Control
PLC 2024-01: Daniel Charles Sinclair
255 - 315 Henry Street South, Palmerston

RECOMMENDATION:

THAT Council of the Town of Minto receives report PLN 2024-039 regarding PLC 2024-01 – Daniel Charles Sinclair, for lands being Part Lots 15 & 16 North Side of Victoria Street, Grain’s Survey Palmerston Part 1 and Part 3, Plan 61R21781; Town of Minto and Part Lot 16 North Side of Victoria Street, Grain’s Survey Palmerston Part 4, Plan 61R21781; Town of Minto, in the former Town of Palmerston, Town of Minto, County of Wellington, with a municipal address of 255 to 315 Henry Street South;
AND FURTHER THAT Council considers passing a By-law in Open session.

BACKGROUND

The subject lands are legally described as Part Lots 15 & 16 North Side of Victoria Street, Grain’s Survey Palmerston Part 1 and Part 3, Plan 61R21781; Town of Minto and Part Lot 16 North Side of Victoria Street, Grain’s Survey Palmerston Part 4, Plan 61R21781; Town of Minto, in the former Town of Palmerston, with a municipal address of 255 - 315 Henry Street South. The subject properties currently contain one 3-unit Street Townhouse and one 4-unit Street Townhouse. These buildings are proposed to be subdivided into a total of 7 units with distinct and separate ownership through this Part Lot Control application. Figure 1 illustrates the proposed lot configuration.



The Council may recall this application previously coming forward on March 19th, 2024, for a Part Lot Control exemption to allow the original lots to be legally divided into seven separate properties with distinct ownership. This application differed from previous ones the Council has dealt with, as it included the following conditions that needed to be cleared before the By-Law could be brought to Council for approval:

- Each unit are to be serviced with individual water, sanitary and storm services to the satisfaction of the Public Works Department;
- Verification that any sanitary/storm cross connections have been removed, to the satisfaction of the Public Works Department;
- A registered Reference Plan identifying the individual parcels is to be submitted to the Town;
- Zoning compliance for the individual parcels is to be verified to the satisfaction of the Director of Building and Planning Services; and,
- The registered Reference Plan is to contain access easements to the interior units, to the satisfaction of the Director of Building and Planning Services.

PURPOSE

A Part Lot Control exemption is required to allow for the division of the original lots to legally split the parcel into 7 separate properties with distinct and separate ownership.

This Part Lot Control Exemption By-law is proposed to give the developer 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 2-to-3-year timeframe.



Figure 2 – Site Photo

Source: Town of Minto (2023)

COMMENTS

The Town has received comments from Public Works confirming that all services are in good standing. The registered reference plan has been submitted, and zoning compliance for the individual parcel has been verified. All conditions have now been cleared, and the by-law has been brought to Council.

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