



## TOWN OF MINTO

**DATE:** December 16<sup>th</sup>, 2016  
**REPORT TO:** Mayor and Council  
**FROM:** Stacey Pennington, Building Inspector  
**SUBJECT:** Part Lot Control Exemption –Sinclair, 310 Main St E

### STRATEGIC PLAN

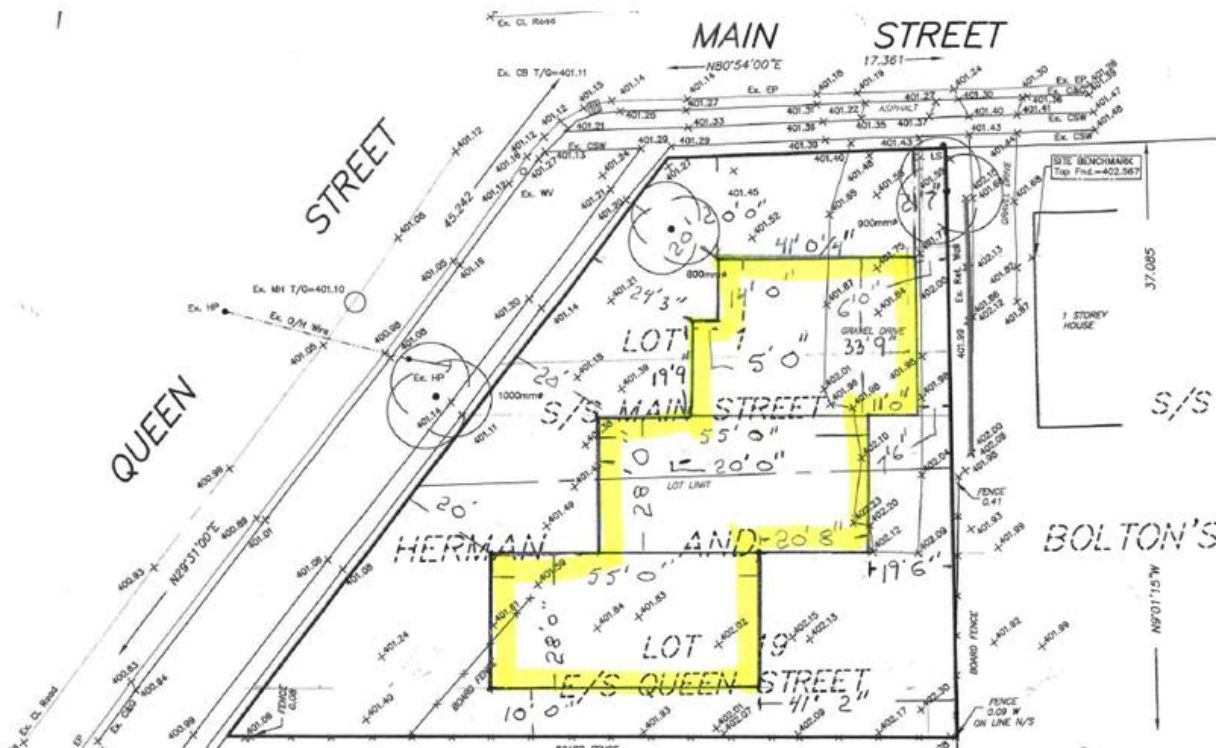
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial 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 one irregularly shape lot with about 16.58m (54.38ft) frontage on Main Street and an approximate area of 148.05 m<sup>2</sup> (12,685.99SF). The Official Plan Designation is Residential Transition Area; current zoning is MU2 Main Street Mixed Use. The site plan shows three units, one fronting on Main Street, and two fronting on Queen Street. The “as-built” survey of the property dictating the lot lines is yet to be submitted.

The property was subject to a house fire earlier this year. The builder purchased the lot and is constructing a three unit townhouse dwelling. One of the units is sold conditionally upon the passing of this part lot control exemption.



All servicing is completed. Entrances are configured and the building permit is active.

The request is for Council to adopt a by-law to remove part lot control to allow reconfiguration of the lots and legally split the parcel into three 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. 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.

**FINANCIAL CONSIDERATIONS:**

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

**RECOMMENDATION:**

That Council receives the Building Inspector's report dated December 16<sup>th</sup>, 2016 regarding the Part Lot Control Exemption Application for the parcel located at 310 Main Street East, Palmerston and considers passing a bylaw in open session.

Stacey Pennington  
Building Inspector