

current zoning is R2 with a flood fringe overlay. The Conservation Authority would have signed off at the building permit stage. Permits have been issued for the subject property and construction has occurred generally in accordance with approved building setbacks as required in the R2 zone. The lots were serviced during George Street reconstruction in 2015. The developers paid for installation of laterals and pavement restoration at the time of building permit. Final inspection of the two lots is pending; driveways are installed and finished grading can be established when weather permits.

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.

The Town had passed by-law 2016-037 in May 2016 to allow separation of two adjacent semi-detached units. After some discussion whether part lot control would apply on these lots the County did authorize the by-law. If Council approval part lot control being removed for these lots, County approval is again required.

FINANCIAL CONSIDERATIONS:

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

RECOMMENDATION:

That Council receives C.A.O. Clerk's report dated January 6, 2017 regarding the Part Lot Control Exemption Application Metzger George Street Parts 1, 2, 3, 4 Plan 61R-20866, Harriston and considers passing a bylaw in open session.

Bill White
C.A.O. Clerk