



TOWN OF MINTO

DATE: November 09, 2017
REPORT TO: Mayor and Council
FROM: Michelle Brown, Building Assistant
SUBJECT: Part Lot Control Exemption – Metzger George Street Parts 5 & 6 Plan 61R-20210, Harriston

STRATEGIC PLAN

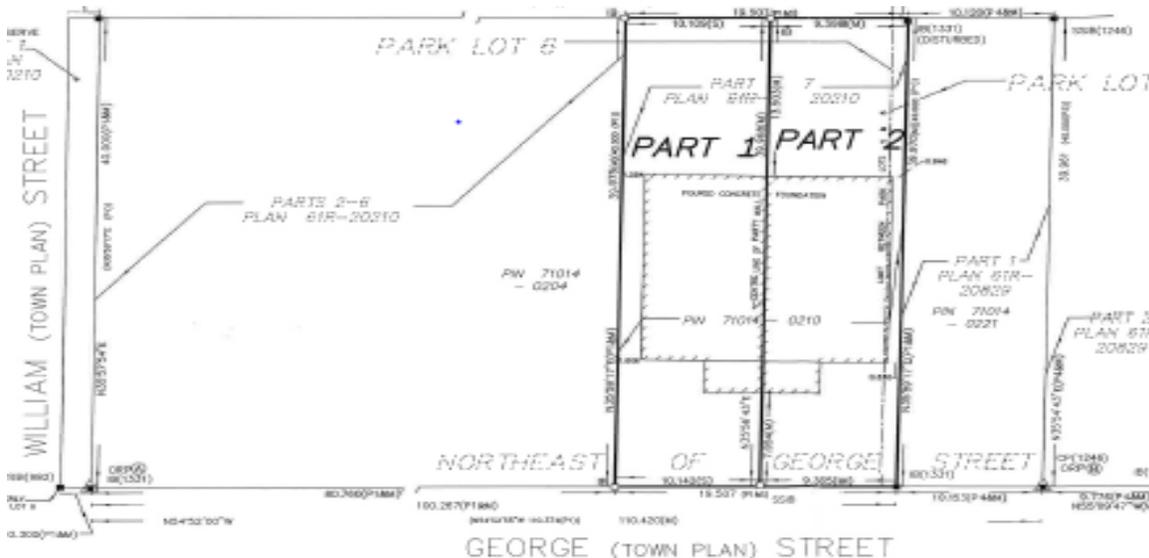
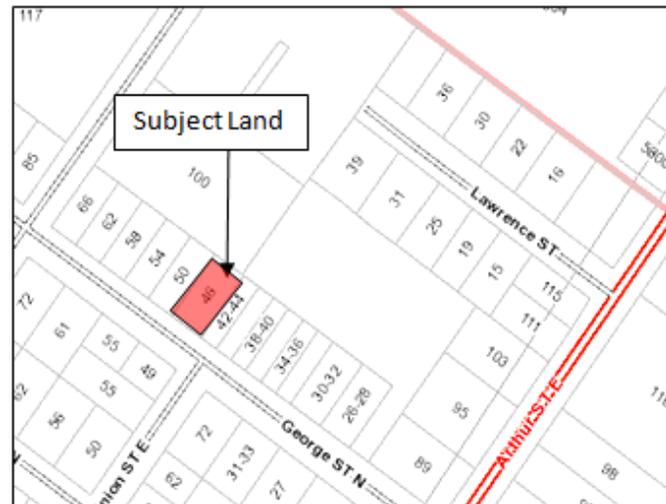
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial 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 contains a semi-detached homes proposed to be separated into two separate parcels. The homes are south of the proposed townhouse development recently subject of minutes of settlement. The combined park and stormwater pond to the northwest is also shown.

The semi-detached homes have about 19.5 metres of frontage on George Street and have +/-40 metres of depth. The separate lots proposed are shown in the reference plan of survey shown below.



The Official Plan Designation is Residential Area; current zoning is R2 (FF1) Medium Density Residential with a flood fringe overlay. The Conservation Authority signed off at the building permit stage. Permits have been issued for the subject property and construction occurred generally in accordance with approved building setbacks as required in the R2(FF1) 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 two 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 the report from the building assistant dated November 09, 2017 regarding the Part Lot Control Exemption Application Metzger George Street Parts 5 & 6 Plan 61R-20210, Harriston and considers passing a By-law in open session.

Michelle Brown
Building Assistant