



The Corporation of the City of Cornwall
Regular Meeting of Council
By-law Explanatory Note

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2019-230-Planning, Development and Recreation
Prepared By: Karl Doyle, Senior Planner
Meeting Date: December 9, 2019
Subject: Falcon Homes - Part Lot Control - Note

Purpose

The Purpose and Effect of the four (4) By-laws are to remove Part Lot Control from Lot(s) 6, 8, 9 and 10 on Registered Plan 52M-43 in the Belfort Estates Subdivision.

Recommendation

That Council approve the following:

- (a) That Part Lot Control be removed from Lot(s) 6, 8, 9 and 10 on Registered Plan 52M-43, City of Cornwall; and
- (b) That Part Lot Control be reinstated on the semi-detached lots in the Belfort Estates Subdivision, once the subject lots have been created by the appropriate procedure.

Background / Discussion

It has been the traditional practice of developers to use the consent process, as opposed to the removal of Part Lot Control process in further subdividing semis and townhouses once the structures are built.

However the surveying to create individual parts for each semi-detached dwelling is essentially the same whether a landowner proceeds with a technical severance or with a Part Lot Control Exemption By-law. It becomes the Surveyor's responsibility to ensure that the dividing line between both dwellings is correctly placed along the centre line of the demising wall between dwelling units. The overriding advantage of the Part Lot Control Exemption By-law is the efficiency it brings to the process. The reason it was created is the overall realization to simplify processes once and only once all the Planning issues have been dealt with. Such is the case with this Subdivision, where the public was notified twice through the Zoning and Subdivision processes. The municipality has exercised its' responsibilities in arriving at a Subdivision Agreement to ensure that all adjacent interests have been addressed. Furthermore, any conditions of development are already imposed as part of the Subdivision Agreement. This is why the Part Lot Control Exemption By-law is more efficient, not only from the builder's point of view but, more importantly, from the municipality's point of view.

Report Approval Details

Document Title:	Falcon Homes - Part Lot Control - Note - 2019-230-Planning, Development and Recreation.docx
Attachments:	
Final Approval Date:	Dec 3, 2019

This report and all of its attachments were approved and signed as outlined below:

Mary Joyce-Smith - Dec 3, 2019 - 11:51 AM

No Signature - Task assigned to Mark A. Boileau was completed by workflow administrator Manon L. Levesque

Mark A. Boileau - Dec 3, 2019 - 12:09 PM

Maureen Adams - Dec 3, 2019 - 3:31 PM