



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2020-292-Planning, Development and Recreation
Prepared By: Karl Doyle, Senior Planner
Meeting Date: May 11, 2020
Subject: Note - Part Lot Control

Purpose

The Purpose and Effect of this Bylaw is to remove Part Lot Control from certain lots in the Clément Court Subdivision.

Recommendation

- a. That Part Lot Control be removed only from Block 1 of Registered Plan 52M-35, Clément Court Subdivision; and
- b. That Part Lot Control be reinstated on the townhouse lots in the Clément Court Subdivision, once the subject lots have been created by the appropriate procedure.

Background / Discussion

It has been the traditional practise 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.

This item was previously reviewed by the Planning Advisory and Hearing Committee and subsequently approved by Council on June 10th, 2018. By-law 2018-110 omitted pertinent information that was reflected in the Draft By-law that was presented at P.A.C. (See Attached). As a result of the omission in the By-law, Solicitors are requesting a correction in the confirming By-law as presented.

Report Approval Details

Document Title:	Note - Part Lot Control - 2020-292-Planning, Development and Recreation.docx
Attachments:	- DRAFT By-Law Lifting of Part Lot Control - Block 1 Plan 52M-35.pdf
Final Approval Date:	May 5, 2020

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

Mary Joyce-Smith - May 4, 2020 - 3:42 PM

Mark A. Boileau - May 5, 2020 - 3:46 PM

Maureen Adams - May 5, 2020 - 4:18 PM