



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-46-Planning, Development and Recreation
Prepared By: Lindsay Parisien, Development Planner
Meeting Date: March 22, 2021
Subject: Note – Part Lot Control Lot 3 Plan 52M-51

Purpose

The Purpose and Effect of this By-law is to remove Part Lot Control from certain lots in the Memorial Park Subdivision.

Recommendation

- (a) That Part Lot Control be removed from Lot 3 on Registered Plan 52M - 51, City of Cornwall; and
- (b) That Part Lot Control be reinstated on the townhouse lots in the Memorial Park 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 townhouse dwelling units once the structures are built.

However, the surveying to create individual parts for each townhouse 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 each townhouse is correctly placed along the centre line of the demising wall between dwelling units.



Furthermore, any conditions of development are already imposed as part of the Subdivision Agreement. Therefore, 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:	Note - Part Lot Control Lot 3 Plan 52M-51 - 2021-46-PDR.docx
Attachments:	
Final Approval Date:	Mar 16, 2021

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

Mary Joyce-Smith - Mar 16, 2021 - 1:23 PM

Mark A. Boileau - Mar 16, 2021 - 1:55 PM

Maureen Adams - Mar 16, 2021 - 3:17 PM