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Department of Planning, Development & Recreation
100 Water Street East, P.O. Box 877
Cornwall, ON K6H 5T9

LIFTING PART LOT CONTROL OR PART LOT CONTROL EXTENSION

*Please select which type you are applying for:

☒ Lifting of Part Lot Control ☐ Extension of Part Lot Control

OWNER/APPLICANT/AGENT INFORMATION

Name & Address of Registered Property Owner	Name & Address of Applicant/Agent
<u>Falcon Home Construction</u>	<u>Stephanie Lalonde</u>
<u>1511 Rte 50 West</u>	<u>613-408-3505</u>
<u>Casselman On. K0A 1M0</u>	Phone# & Email Address
Phone# & Email Address	<u>Stephanie @ stephanie</u>
<u>613-223-1330</u>	<u>lalonde.com</u>

NOTIFICATION

All communications should be sent to the following (check those that apply):

☐ Owner ☐ Applicant ☒ Agent

LOCATION OF SUBJECT LANDS

Description of the subject land:	
Lot	<u>7</u>
Concession	
Municipality	<u>Cornwall</u>
Street Address	<u>Watson Cres.</u>
Registered Plan No.	<u>52M53</u>
Lot (s) No.	
Reference Plan No.	<u>52R8426</u>
Part(s) No.	<u>1, 2 and 3</u>

For any and all previously approved or concurrent development applications, please list application numbers:

Application Type	Application#
Plan of Subdivision	
Site Plan Control	
Previously approved Part Lot Control Exemption	
Plan of Condominium	

If you are applying to have the time limit extended on a previous Part Lot Control Exemption, please indicate the By-law number and the date it was passed:

By-law # _____

Date Passed: _____

Why are you applying to lift Part Lot Control? Please check the option that best describes your project:

☒ We are creating new single-detached, semi-detached or townhouse dwellings or lots, all of which front on a public street. We would like to subdivide the property in order to create freehold units or lots.

☐ We are creating new single-detached, semi-detached or townhouse dwellings or lots, some or all of which do not front on a public street. We would like to subdivide the property in order to create freehold units or lots.

☐ This is an application to extend a previous Part Lot Control Exemption.

☐ Other (please describe):

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ARE THERE ANY ENCUMBRANCES (ex; mortgages, easements, right of way etc...) AFFECTING THE SUBJECT LANDS?

☐ Yes ☒ No

If yes, please describe:

DESCRIPTION OF SUBJECT LANDS

Please attach a scaled sketch of the subject property noting dimensions and existing building footprints.

Are there any buildings or structures on the subject land? ☒ Yes ☐ No

If the answer to above is yes, provide the following information for each building or structure (attach additional pages, if required):

Type of building or structure: Semi-detached
Distance from lot lines: _____
Height above grade: _____
Dimensions (attach sketch): _____
Floor area: _____

Are any buildings or structures proposed? ☐ Yes ☐ No

If the answer to above is yes, provide the following information for each building or structure proposed (attach additional pages, if required):

Type of building or structure: _____
Distance from lot lines: _____
Height above grade: _____
Dimensions (attach sketch): _____
Floor area: _____

CONSENT OF OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, _____ am the owner of the land that is the subject of this application for consent and for the purpose of the Freedom of Information & Privacy Act, I authorize and consent to the use by, or the disclosure to, any person or public body of any personal information that is collected under the authority of the Planning Act for the purpose of processing this application.

Owner's Signature

Date

AFFIDAVIT

I, Marc Brisson of the Nation Municipality of _____ in the Province of Ontario

Make oath and say (or solemnly declare) that all the above information and statements contained in this application are true and that the information contained in documents that accompany this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Sworn (or declared) before me at the Village of Casselman in the Province of Ontario this 22 day of July, 2021

Commissioner of Oaths, etc.

Stéphanie Lalonde
Avocate & Notaire //
Barrister & Solicitor
LSO # 743150

\$ 2050.⁰⁰

Deposit provided by: ☐ Owner ☒ Agent

Applicant's Signature

Date: July 22 2021

APPLICATION SUBMISSION REQUIREMENTS

Required documents for a complete application:

A. New applications to lift Part Lot Control:

1. Complete application form (1 copy).
2. Description of the lands from which Part Lot Control is to be lifted:
 - Lands must be identified by reference to blocks and/or lots on a registered 52M Plan.
 - If the application is to lift Part Lot Control from part of a block(s) or lot(s), land must also be identified by reference to parts on the relevant draft or deposited 52R Plan.
3. The following document (3 copies) applying to the lands from which Part Lot Control is to be lifted:
 - A Registered Plan of Subdivision (52M Plan)
4. Electronic copies of all plans in PDF format on a CD or DVD.

B. Applications to extend the time limit on a previously-enacted Part Lot Control Exemption By-law:

1. Complete Application Form (1 copy).
2. Deposited Reference Plan (52R Plan) showing the affected parcels of land (3 copies).
3. A current list of Property Identification Numbers, Municipal Addresses and Legal Descriptions of the affected parcels of land. Please list only the unconveyed properties for which the Part Lot Control Exemptions is to be extended. **DO NOT** include any lands from the original Part Lot Control Exemption that have already been conveyed (3 copies).

Technical Requirements:

All plans must be folded to 21.6 cm x 35.6 cm (8½" x 14")

Legal Requirements:

- A Registered Plan of Subdivision (52M Plan) or a deposited Reference Plan (52R Plan), and the corresponding property identification numbers (PINs) must be submitted prior to an exemption By-law being enacted and registered.
- If the development is subject to Site Plan Control, Council may enact the exemption By-law before the Site Plan Agreement is registered. However, registration of the exemption By-law will be conditional upon registration of the Site Plan Agreement and any easements.