



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-130-Planning, Development and Recreation
Prepared By: Alex Gatien, Development Planner
Meeting Date: August 9, 2021
Subject: Note to request removal of Part Lot Control from Falcon Home Construction Inc. on Lot 12 of Registered Plan 52M-33 – Eastridge Subdivision.

Purpose

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

That Council approve the following:

- a) That Part Lot Control be removed from Lot 12 only of Registered Plan 52M33 – Eastridge Subdivision; and
- b) That Part Lot Control be reinstated on the semi-detached lots in the Eastridge 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 bylaw 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.

Report Approval Details

Document Title:	Note-Part Lot Control Removal, Lot 12, Plan 52M33-Eastridge-2021-130-PDR.docx
Attachments:	- Part Lot Control Application - Lot 12, 52M33.pdf - Reference Plan 52R-8432 - Lot 12.pdf
Final Approval Date:	Aug 3, 2021

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

Mary Joyce-Smith - Jul 29, 2021 - 3:13 PM

Mark A. Boileau - Jul 29, 2021 - 4:04 PM

Maureen Adams - Aug 3, 2021 - 12:35 PM