

"IN CAMERA" ☐BUDGET AMENDMENT ☐

<b>DEPARTMENT:</b> Planning & Economic Development Department	<b>PAGES</b> 1 of 6
<b>DATE PREPARED:</b> Date: December 14, 2011	<b>REPORT NO.</b> P.E.D. 12-02
<b>"COUNCIL-IN-COMMITTEE" MEETING DATE:</b> January 3, 2012	
<b>SUBJECT:</b> Application for approval of Part Lot Control Exemption affecting the lands described as Lot 6, Lot 7, Lot 8 and Lot 9, Plan 37M47, Geographic Township of Middleton, Norfolk County.	
<b>FILE NO.:</b> PLPL2011233	<b>ASSESSMENT ROLL NO.</b>
<b>APPLICANT:</b> 2093222 ONTARIO INC C/O CHRIS GOUD 817 BYERLAY RD SIDE RD RR 2, COURTLAND ON N0J 1E0	3310541020591410000 3310541020591450000 3310541020591490000 3310541020591530000

**INTRODUCTION / BACKGROUND:**

An application has been received to have lots within a registered plan of subdivision exempt from part lot control for a temporary period. The lands are situated in Courtland in the subdivision known as Millcreek Court. The subject lands are described as Lot 6, Lot 7, Lot 8 and Lot 9, Registered Plan 37M-47, Geographic Township of Middleton, Norfolk County.

Related applications approved by the Township of Norfolk Council include a zoning amendment (Z-001/98-N) changing the zoning on these lands from Agricultural (A) to Hamlet Residential (RH) and a plan of subdivision for residential development (13 lots). The zoning permitted the development of single detached dwellings on these lands. The application will allow the re-design of property lines between four lots.

**DISCUSSION / ANALYSIS:****Site Features and Land Use:**

The subject lands front the south side of Talbot Street and extend to the Main Street of Courtland, west of Byerlay Side Road. The lands are presently cleared and vacant and are generally surrounded by residential uses.

Respectfully submitted by:  Christopher D. Baird, CET, CMM3, Ec.D. General Manager Planning & Economic Development Dept.	Reviewed by:  Jim McIntosh, MCIP, RPP Manager, Community Planning For more information call: 519.875.4485 ext. 1840	Prepared by:  Shirley Cater, MCIP, RPP, EcD. Senior Planner For more information call: 519.426.5870 or 519.875.4485 or 519.582.2100 ext 1290
COUNCIL-IN-COMMITTEE _____ RES. NO. _____	COUNCIL: _____ RES. NO. _____	
[ ] Approved [ ] Approved with Amendments [ ] Other		[ ] Approved [ ] Approved with Amendments [ ] Other

**CIRCULATION COMMENTS:*****Building & Bylaw***

No concerns

***Emergency Medical Services Manager***

Norfolk County EMS can foresee no issues with this application at this time.

***Fire & Rescue Services***

No comment at this time.

***GIS Division***

No requirements.

***Public Works & Environmental Services***

No requirements.

**TREASURY / FINANCIAL COMMENTS:**

No comment regarding the Part Lot Control application.

**COMMUNITY PLANNING:**

The applicant is proposing to remove part lot control in order to establish more suitable building envelopes. Part lot control is the mechanism in place which controls the subdivision of lands. The exemption from part lot control will eliminate the need for individual severance applications for each lot. In this case, the developer would require four boundary adjustment applications to adjust the lot boundaries. Once part lot control is lifted, the lot lines can be surveyed and registered. The proposed by-law exempting the lands from part lot control normally expires after two years. At this time there is no reason to expect that one year would not be sufficient time to register the lots.

This application was circulated and no adverse comments or objections were received. A subdivision agreement has been signed and registered and development has proceeded in accordance with the agreement and the approved plan.

**CONCLUSION:**

Planning staff support this exemption to part lot control and recommend that this application for exemption of part lot control be approved.

**RECOMMENDATIONS:**

THAT the application by 2093222 ONTARIO INC, C/O CHRIS GOUD , 817 BYERLAY RD SIDE RD RR 2, COURTLAND ON N0J 1E0 affecting lands described as Lot 6, Lot 7, Lot 8 and Lot 9, Plan 37M47, Geographic Township of Middleton, Norfolk County be exempted from part lot control, File No. PLPL2011233, BE APPROVED, for reasons set out in Report No. P.E.D. 12-02.

**ATTACHMENTS:**

Map No. 1

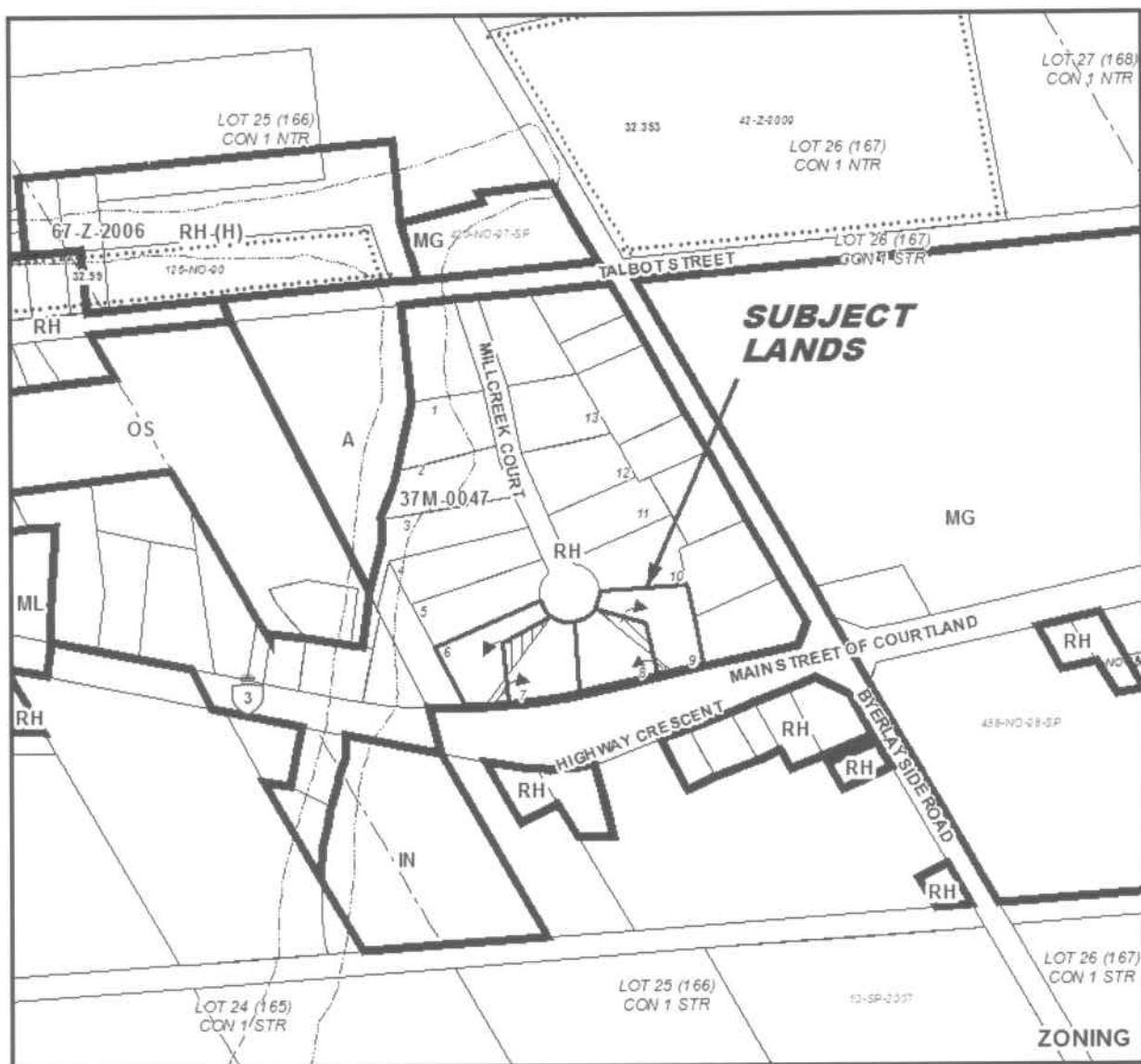
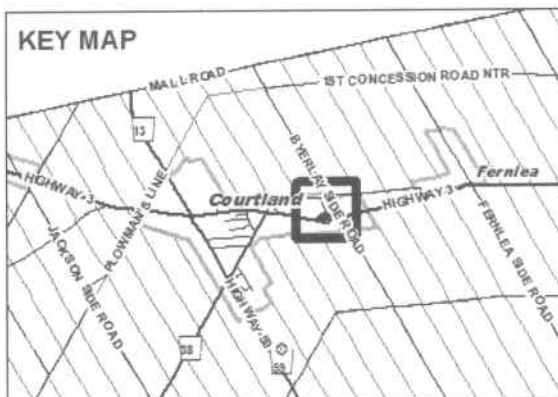
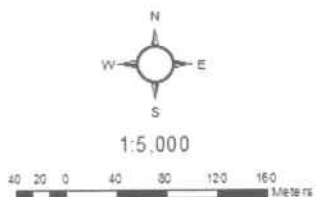
Map No. 2

Map No. 3

Map No. 4

**MAP 1****File Number: PLPL2011233**

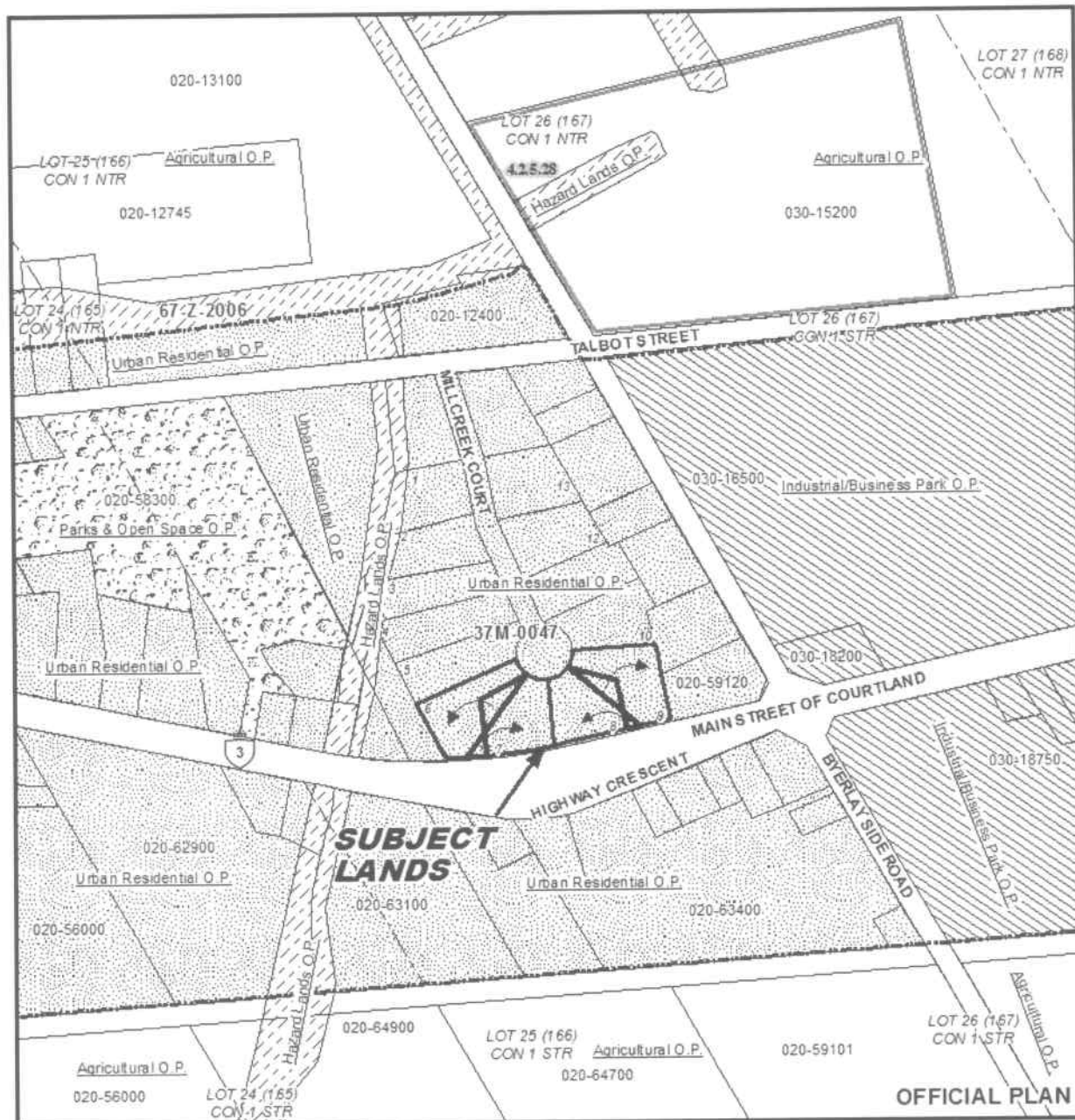
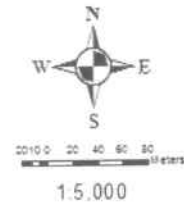
Geographic Township of

**MIDDLETON**

## MAP 2

**File Number: PLPL2011233**

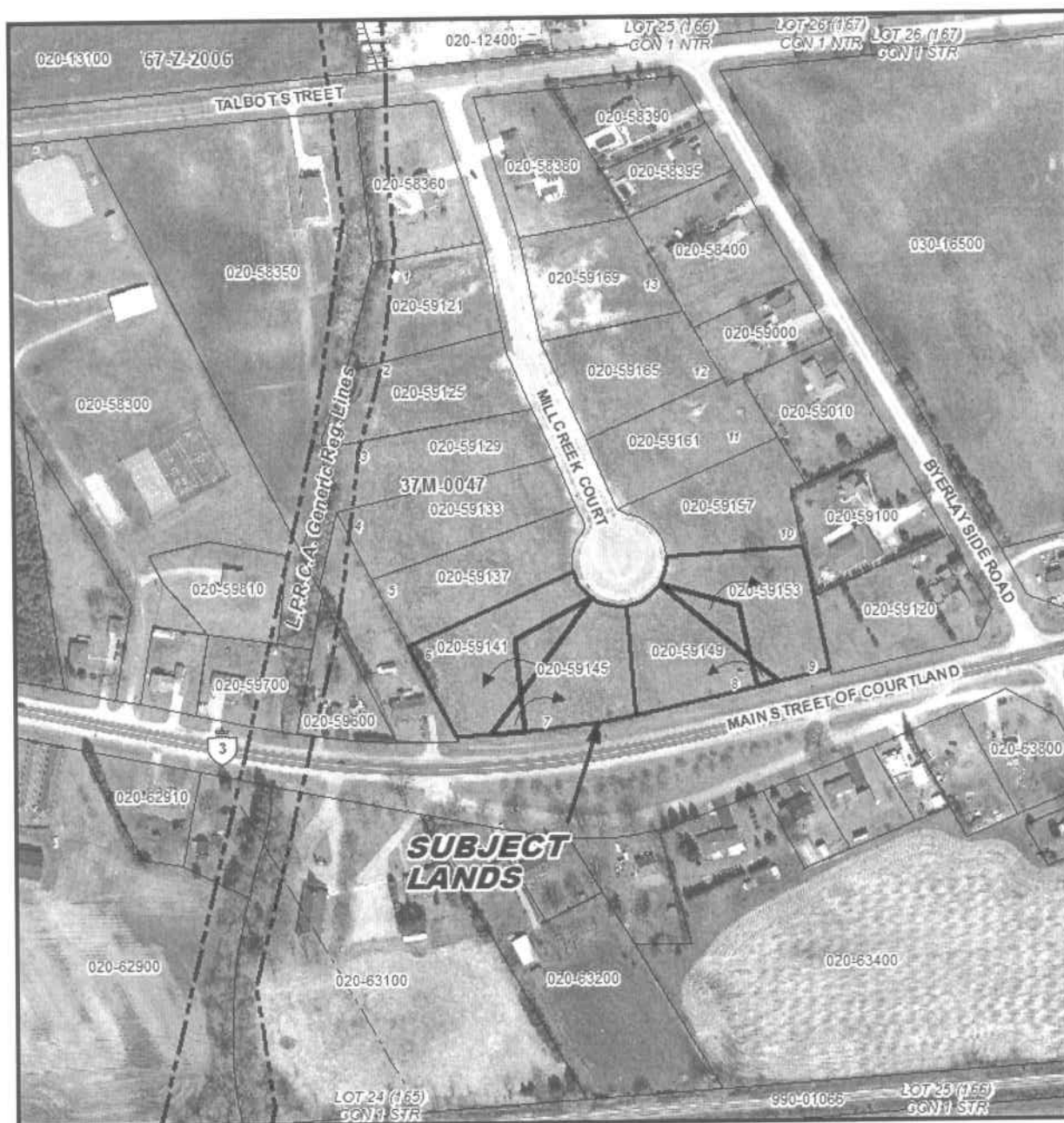
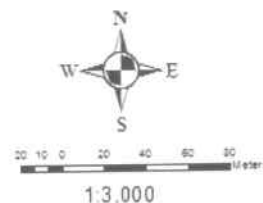
## Geographic Township of MIDDLETON



### MAP 3

**File Number: PLPL2011233**

Geographic Township of MIDDLETON



**MAP 4****File Number: PLPL2011233****Geographic Township of MIDDLETON**