 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	COMMITTEE OF THE WHOLE STAFF REPORT	
TO:	Mayor and Council	
FROM:	Glenn McGlashon, MCIP, RPP	
TITLE:	Director of Planning & Development	
DATE OF MEETING:	October 26, 2020	
TITLE / SUBJECT:	Request for an Exemption to Part Lot Control 1318 & 1320 Alder Road (Lot 10, Plan 39M-923) LeBlanc Enterprises	
REPORT DATE:	October 15, 2020	File #: Z-06-20PLC

1.0 CORPORATE STRATEGIC PLAN OBJECTIVE

N/A

2.0 RECOMMENDATION

THAT Council receive this Report for information purposes; and,

THAT Council endorse the By-law attached to the Staff Report as Figure 4 which exempts Lot 10 on registered Plan 39M-923 (1318 & 1320 Alder Road) from the Part Lot Control provisions of the Planning Act, R.S.O. 1990, c.P. 13, as amended; and,

THAT the By-law be presented to Council for final approval.

3.0 PUBLIC ENGAGEMENT

The Alder Road/Court subdivision in Parkview Hills underwent a detailed review process including the convening of a Public Meeting prior to its approval by Council. The Subdivision Agreement was registered on title in 2018 and development has been ongoing since. The subdivision is comprised of 9 single detached dwellings plus a 2-unit semi-detached dwelling, totalling 11 units. The semi-detached lot on Alder Road needs to be further subdivided into individual freehold parcels to permit their conveyance to individual purchasers. This process is largely administrative and does not result in any alteration to the anticipated land use or building type and, accordingly, does not require any prescribed notification or engagement measures under the *Planning Act*.

4.0 ORIGIN

A request has been made by LeBlanc Enterprises for approval of a Part Lot Control Exemption By-law for Lot 10 on registered Plan 39M-923 (1318 & 1320 Alder Road) in the Alder Road/Court subdivision in Parkview Hills (refer to **Figure 1 - Key Map** and **Figure 2 - Plan of Subdivision** attached).

5.0 BACKGROUND

LeBlanc Enterprises is in the process of constructing a semi-detached dwelling on Lot 10, Plan 39M-923 (1318 & 1320 Alder Road) in the Alder Road/Court subdivision in Parkview Hills.

As the above-referenced Lot is currently on a registered plan of subdivision, a Part Lot Control Exemption By-law is being requested to split the Lot into two (2) individual conveyable freehold lots.

6.0 ANALYSIS

The subdivision development has been progressing well and the semi-detached dwelling situated on the subject Lot is well under construction. Approval of a Part Lot Control Exemption By-law by Council has been requested by LeBlanc Enterprises to further subdivide the lot into two (2) individual conveyable freehold lots, or parts, so that homebuyers can acquire title to their dwellings (refer the **Figure 3 - Lot Plan**). The proposed lot configuration is consistent with the approved development plan and zoning and is appropriate in order to facilitate final closings on the lands.

Since the subject lands are located within a Lot on a registered plan of subdivision, the proposal may be implemented via a Part Lot Control Exemption By-law approved by the Municipality under Section 50(7) of the Planning Act, R.S.O. 1990, c. P. 13, as amended (refer to **Figure 4 - Part Lot Control By-law**).

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no financial implications related to this request on the Municipality. The applicant has provided the requisite \$1,860.00 fee and will be responsible for all registration costs associated with the proposal.

8.0 CONCLUSION

The request for approval of a Part Lot Control Exemption By-law is a common procedure for conveying individual blocks and lots on a registered plan of subdivision and the proposal by LeBlanc Enterprises is consistent with the

approved subdivision development plan and would meet all applicable policies, regulations and criteria.

9.0 POLICIES AFFECTING THE PROPOSAL

The primary policies affecting this application relate to the Residential Area designation of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

That the By-law attached to this report be passed by Council (see Figure 4 - Part Lot Control By-law).

Report Prepared by:



Glenn McGlashon, MCIP, RPP
Director of Planning and Development

Report Authorized by:



Tracey Vaughan
Chief Administrative Officer

Figure 1 - Key Map

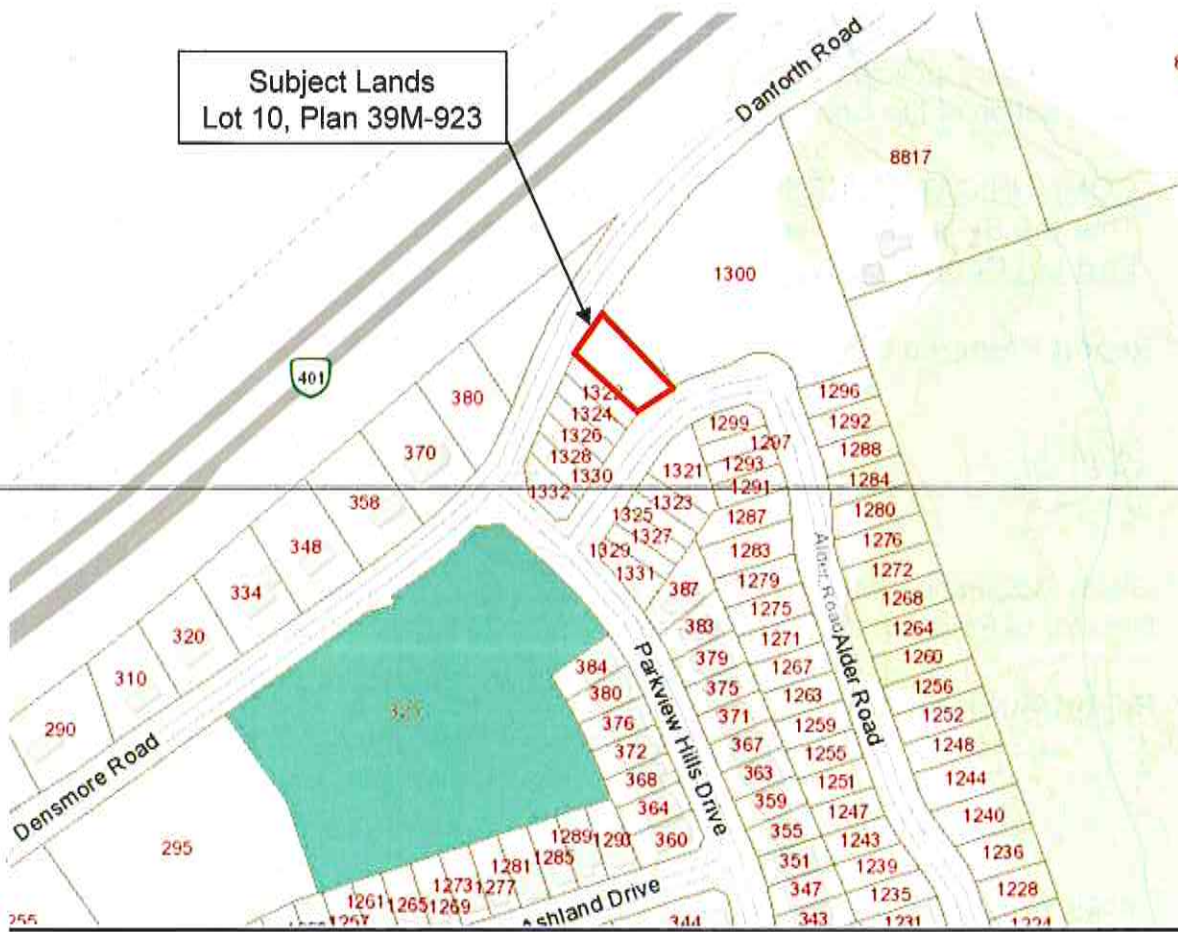


Figure 2 – Subdivision Plan

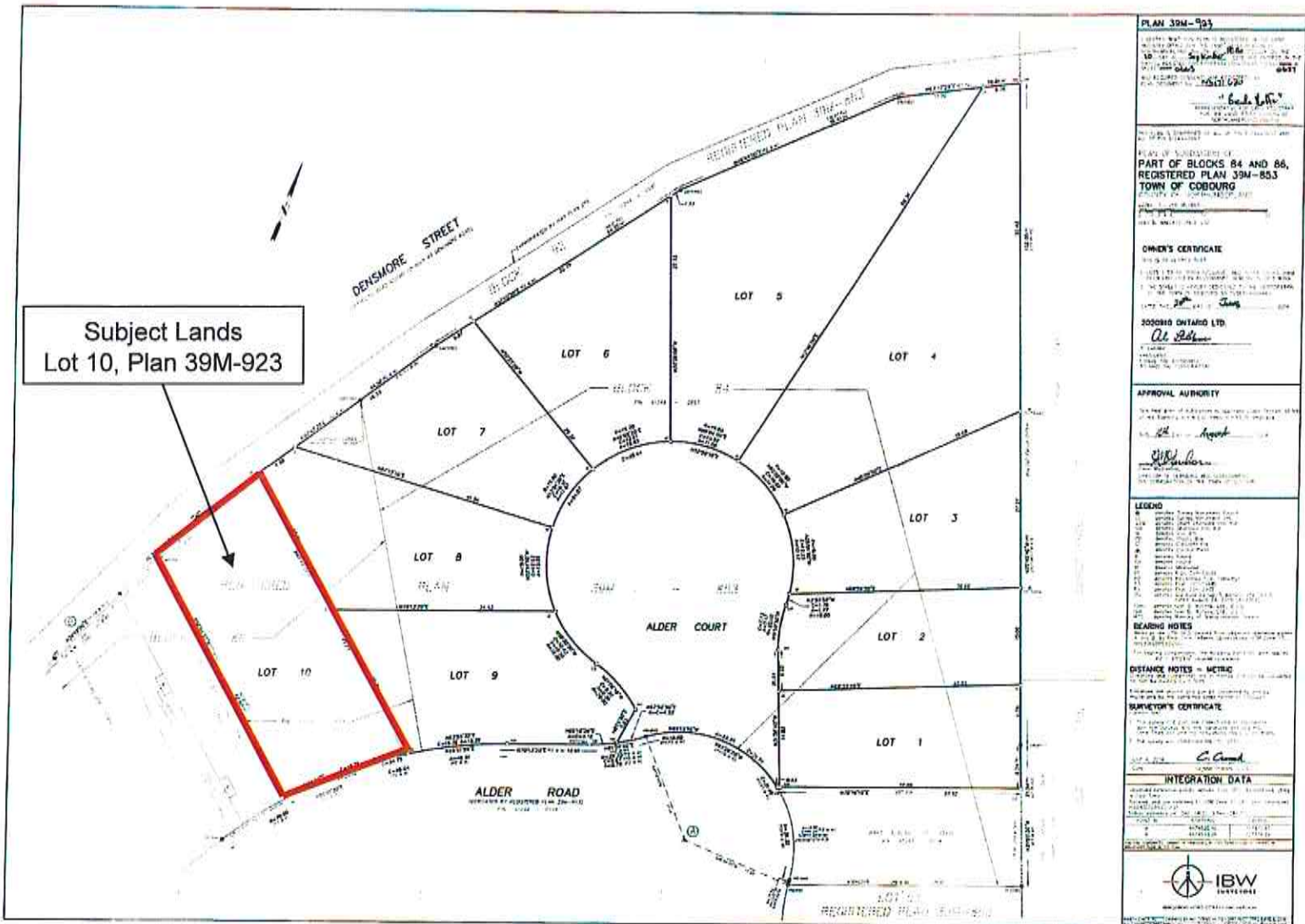


Figure 3 - Lot Plan

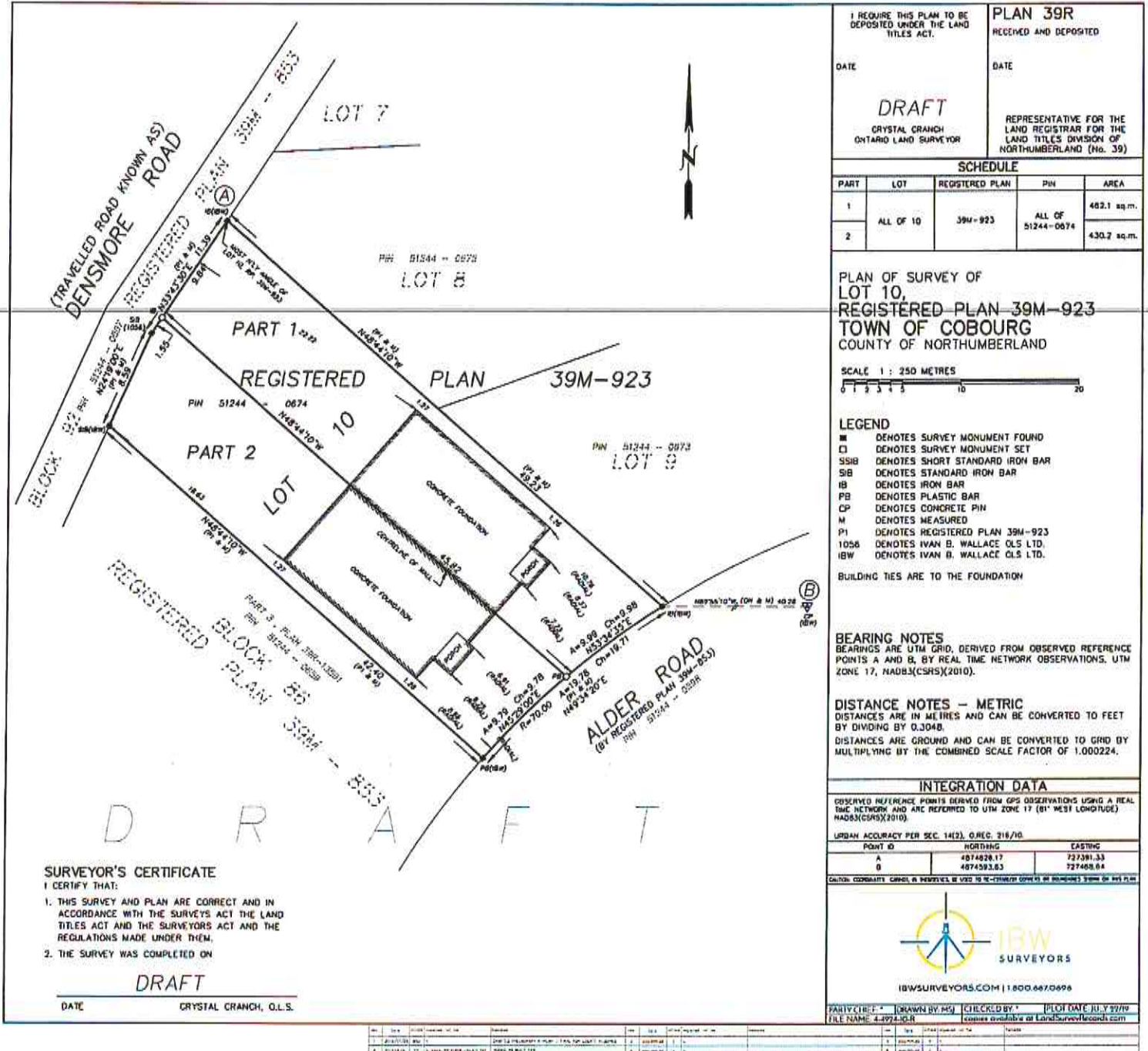



Figure 4 - Part Lot Control By-law

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER _____

A BY-LAW TO DESIGNATE LANDS NOT SUBJECT TO PART LOT CONTROL (Lot 10, Plan 39M-923, 1318 & 1320 Alder Road – Parkview Hills, LeBlanc Enterprises)

WHEREAS the Planning Act, R.S.O. 1990, c.P.13, as amended, Section 50(7) provides that the Council of a local Municipality may by by-law provide that part lot control does not apply to land that is within a registered Plan of Subdivision;

NOW THEREFORE the Council of the Corporation of the Town of Cobourg enacts as follows:

1. That Section 50(5) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, does not apply for the conveyance of residential lot to the parts of the registered Plan of Subdivision described as: all and singular those certain parcels or tracts of land and premises situate, lying and composed of Lot 10 according to the Subdivision Plan registered in the office for the Land Titles Division of Northumberland (No. 39) as Registered Plan No. 39M-923.
2. THIS BY-LAW shall expire one (1) year from the date of its enactment by Council.
3. THIS BY-LAW shall come into force and effect upon final passing hereof, subject to the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

READ and finally passed in Open Council this 2nd day of November, 2020.

MAYOR

MUNICIPAL CLERK

1

2

3