



Subject: Part Lot Control By-laws for Council approval – Rolling Meadows Subdivision, Calderwood Phase 2

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS-19-2023 **BE RECEIVED**; and
2. That the applicable by-laws related to exemptions from Part Lot Control for certain blocks within the Rolling Meadows (Calderwood Phase 2) subdivision, as attached to the Council Agenda **BE APPROVED**.

Key Facts

- City staff have received Part Lot Control exemption applications related to several blocks proposed for street-fronting townhomes within the Rolling Meadows (Calderwood Phase 2) subdivision;
- The applications were accompanied by the applicable fees and reference plans depicting the proposed lotting fabric;
- The application materials have been reviewed by Planning staff to ensure the proposed development is consistent with applicable zoning and policies; and
- Planning staff support the applications and recommend that Council approve the associated by-laws as presented in the Council Agenda.

Budgetary Status

n/a

Analysis

Site context

The subject lands represent eight (8) blocks of land located within the Rolling Meadows Subdivision (Calderwood Phase 2). The blocks were identified on the registered

subdivision plan as accommodating future street townhouse units. The units are now under construction, and as such the applicants wish to create the lots for the applicable blocks.

Description and purpose of applications

As noted, the blocks in question are located within the Rolling Meadows Plan of Subdivision and are under construction for street townhouse dwellings. Applications have been received for Part Lot Control and reviewed accordingly by Planning staff. The applications were approved by the Director of Development Services, and as such the approval of the by-laws by Council represents the last step to complete the process from City staff perspective.

Based on the review undertaken, it is recommended that Part Lot Control exemption by-laws be approved for the following blocks:

- Block 214, Plan 59M-495 / 19, 21, 25, 29, 31 and 35 Vanilla Trail
- Block 216, Plan 59M-495 / 75, 79, 81, 85, 89 and 91 Vanilla Trail
- Block 219, Plan 59M-495 / 149, 151, 155 and 159 Vanilla Trail
- Block 221, Plan 59M-495 / 329, 331, 335, 339, 341 and 345 Vanilla Trail
- Block 222, Plan 59M-495 / 369, 371, 375, 379, 381 and 385 Vanilla Trail
- Block 223, Plan 59M-495 / 389, 391, 395, 399, 401 and 405 Vanilla Trail
- Block 226, Plan 59M-495 / 39, 41, 45, 49, 51 and 55 Sunhaven Lane
- Block 227, Plan 59M-495 / 19, 21, 25, 29, 31 and 35 Sunhaven Lane

Conclusion

It is the opinion of Planning staff that the proposed applications for Part Lot Control are appropriate. Accordingly, it is recommended that Council approve the applicable by-laws as attached to the Council Agenda package.

Alternatives Reviewed

n/a

Relationship to Strategic Plan

- Responsible Growth and Infrastructure Planning

Other Pertinent Reports

n/a

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Development Services

Recommended by: Jason Simpson
Director of Development
Services Development Services

Approved and Submitted by: Manoj Dilwaria
Chief Administrative Officer

This report was prepared in consultation with Nicholas Bogaert, Associate at MHBC Planning and Andrea Sinclair, Partner at MHBC Planning.