

Subject: Part Lot Control By-laws for Council approval (D27-14-2022, D27-15-2022, D27-16-2022 & D27-17-2023 to D27-23-2023)

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS-30-2023 **BE RECEIVED**; and
2. That the applicable by-laws related to exemptions from Part Lot Control for certain blocks within the Hansler Heights, Confederation Heights, Legacy South and Decew Terrace Plans of Subdivision, as attached to the Council Agenda **BE APPROVED**.

Key Facts

- The purpose of this report is to provide information to Council regarding the Part Lot Control exemption applications which form part of the Council Agenda package.
- City staff have received Part Lot Control exemption applications related to several blocks proposed for residential purposes within the Hansler Heights, Confederation Heights, Legacy South and Decew Terrace Plans of 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

There is no budgetary impact resulting from this report.

Analysis

Site context and description

The subject lands represent ten (10) blocks of land located within the Hansler Heights, Confederation Heights, Legacy South and Decew Terrace Plans of Subdivision. The blocks within Hansler Heights, Confederation Heights, and Legacy South were identified on the registered subdivision plans as accommodating future street townhouse units, as were three blocks within Decew Terrace. The units are now under construction, and as such the applicants wish to create lots for the applicable blocks. Regarding the remaining block within Decew Terrace, it represents a remnant parcel that is outside the recently-approved Site Plan and Draft Plan of Condominium applications, and is therefore proposed to be separated from the current land holdings and utilized for a future single-detached dwelling.

Purpose of applications

As noted, the blocks in question are located within various Plans of Subdivision that are currently in development. 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 176, Plan 59M-503 / 2, 6, 10 and 12 Daisy Lane
- Block 177, Plan 59M-503 / 16, 20, 22, 26 and 30 Daisy Lane
- Block 187, Plan 59M-503 / 1, 5, 9 and 11 Lavender Lane
- Block 36, Plan 59M-502 / 141, 145, 149 and 151 Alicia Crescent
- Block 41, Plan 59M-502 / 122, 126, 130, 132 and 136 Alicia Crescent
- Block 48, Plan 59M-480 / 229, 231, 235 and 239 Bur Oak Drive
- Block 36, Plan 59M-478 / 1, 5, 9, 11 & 15 Beaverloch Drive
- Block 37, Plan 59M-478 / 19, 21, 25, 29 & 31 Beaverloch Drive
- Block 39, Plan 59M-478 / 95, 99, 101, 105 & 109 Ivy Crescent
- Block 40, Plan 59M-478 / ___ Ivy Crescent

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

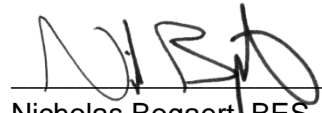
Relationship to Strategic Plan


- Responsible Community Growth and Infrastructure Planning

Other Pertinent Reports

n/a

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