



Subject: INFORMATION REPORT – Part Lot Control Exemption By-law for Council Approval (Block 47, Plan 59M-480 / 201, 205, 209 and 211 Bur Oak Drive)

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS-33-2023 **BE RECEIVED**; and
2. That the applicable by-law related to exemption from Part Lot Control for Block 47 within the Confederation Heights ('West Community') subdivisions, as attached to the Council Agenda **BE APPROVED**.

Analysis

- City staff have received a Part Lot Control exemption application related to Block 47 proposed for street-fronting townhomes within the Confederation Heights ('West Community' - Phase 8) subdivision;
- The application was accompanied by the applicable fees and reference plan 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 application and recommend that Council approve the associated by-law as presented in the Council Agenda.

Site context

The subject lands represent one (1) block of land located within the Confederation Heights Subdivision (Phase 8). The block was 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 block in question is located within the Confederation Heights Plan of Subdivision and are under construction for street townhouse dwellings. Application has been received for Part Lot Control and reviewed accordingly by Planning staff. The application was approved by the Director of Development Services, and as such the approval of the by-law by Council represents the last step to complete the process.

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

- Block 47, Plan 59M-480 / 201, 205, 209 and 211 Bur Oak Drive

Conclusion

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

Budgetary Status

n/a

Relationship to Strategic Plan

Responsible Growth and Infrastructure Planning



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