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**Subject:** Part Lot Control By-laws for Council approval (D27-50-2023 to D27-63-2023)

**Report to:** Thorold City Council

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## Recommendations

1. That Development Services Report DS 48-2023 **BE RECEIVED**; and
2. That the applicable by-laws related to exemptions from Part Lot Control for certain blocks within the Legacy South and Sapphire Way 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 Legacy South Plan of Subdivision and the Sapphire Way Plan 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.
- 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 seven (7) blocks of land located within the Legacy South Plan of Subdivision, and seven (7) blocks of land located within the Sapphire Way Plan of Subdivision (in the Rolling Meadows area). The blocks were all identified on the registered subdivision plans as accommodating future street townhouse dwelling units. The units are now under construction, and as such the applicants wish to create lots for the applicable blocks.

### Purpose of applications

As noted, the blocks in question are located within two 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 165, Plan 59M-503 / 121, 125, 129, 131, 135 & 139 Melody Lane
- Block 167, Plan 59M-503 / 141, 145, 149, 151, 155 & 159 Melody Lane
- Block 174, Plan 59M-503 / 230, 232, 236, 240 & 242 Melody Lane
- Block 175, Plan 59M-503 / 210, 212, 216, 220, 222 & 226 Melody Lane
- Block 188, Plan 59M-503 / 2, 6, 10, 12 & 16 Lavender Road
- Block 189, Plan 59M-503 / 20, 22, 26, 30 & 32 Lavender Road
- Block 193, Plan 59M-503 / 2, 6, 10, 12 & 16 Lemon Avenue
- Block 1, Plan 59M-494 / 129, 131, 135 & 139 Sapphire Way
- Block 2, Plan 59M-494 / 115, 119, 121 & 125 Sapphire Way
- Block 3, Plan 59M-494 / 101, 105, 109 & 111 Sapphire Way
- Block 4, Plan 59M-494 / 91, 95 & 99 Sapphire Way
- Block 5, Plan 59M-494 / 75, 79, 81, 85 & 89 Sapphire Way
- Block 6, Plan 59M-494 / 65, 69 & 71 Sapphire Way
- Block 7, Plan 59M-494 / 51, 55, 59 & 61 Sapphire Way

### Conclusion

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

### **Impact on the Environment, Climate Change**

There are no known environmental or climate change related impacts to this Report.

### **Alternatives Reviewed**

N/A

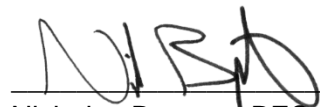
### **Relationship to Strategic Plan**

- Responsible Growth and Infrastructure Planning

### **Other Pertinent Reports**

N/A

### **Prepared by:**



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Partner, MHBC Planning

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### **Prepared & Recommended by:**

Jason Simpsons  
Direction, Development Services

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### **Approved and Submitted by:**

Manoj Dilwaria  
Chief Administrative Officer

*This report was reviewed by Tara O'Toole, Manager of Planning and Morgan Casciani, Chief Planner*