

Subject: Part Lot Control By-law for Council approval (D27-18-2024)

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS 46-2024 **BE RECEIVED**; and
2. That the applicable by-law related to exemption from Part Lot Control for this block within the Industrial Subdivision: A Subdivision of Part Lot 47 and a Part of Original Road Allowance Between Lots 46 and 47, 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 application which form a part of the Council Agenda package.
- City staff have received a Part Lot Control exemption application related to one (1) block proposed for residential purposes within the Industrial Subdivision: A Subdivision of Part Lot 47.
- The application was accompanied by the applicable fee 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.
- Planning staff support the application and recommend that Council approve the associated by-law 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 one (1) block of land located within the Industrial Subdivision: A Subdivision of Part Lot 47. The block was identified on the registered plan as accommodating townhouse dwelling units. The units are now under construction, and as such the applicant wishes to create lots for the townhouse dwelling units.

Purpose of application:

As noted, the block in question is located within the Industrial Subdivision: A Subdivision of Part Lot 47. The application has been received for Part Lot Control exemption and reviewed accordingly by Planning staff. The applicant was previously granted a Minor Variance (file number D13-12-2023) to permit the proposed frontages and lot areas, on July 20th, 2023. The Minor Variance permitted the following:

- The reduction of the minimum lot area from 360 square metres to 182.8 square metres for Parts 1, 2 and 3; and
- The reduction of the minimum lot area from 360 square metres to 287.4 square metres for Part 4; and
- The reduction of the minimum lot frontage from 18 metres to 6 metres for Parts 1, 2 and 3; and
- The reduction of the minimum lot frontage from 18 metres to 9.43 metres for Part 4.

See Figure 1 below which showcases the corresponding lot parts.

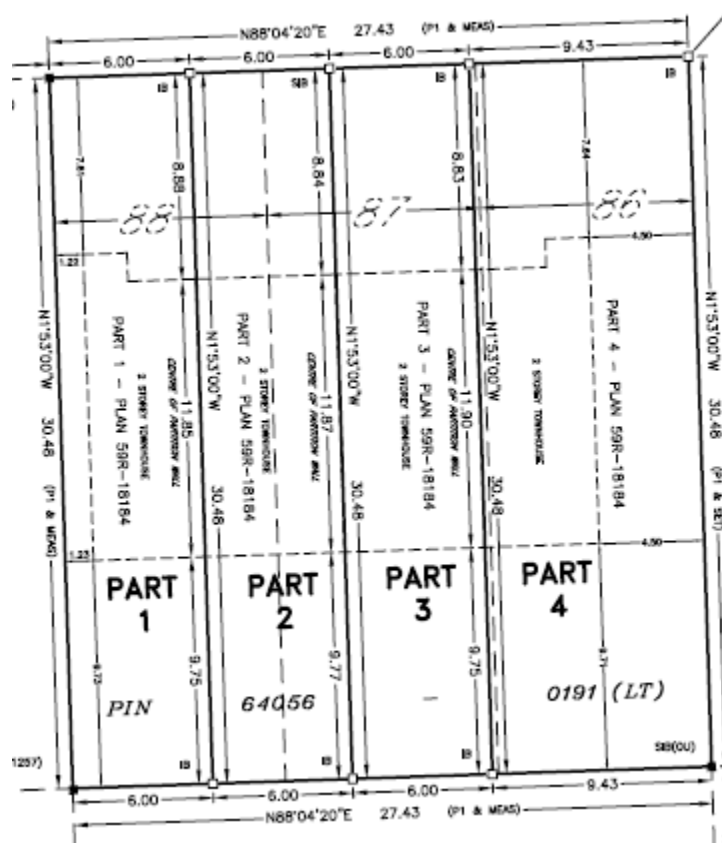


Figure 1: Parts that Correspond to Lots 86-88/ 144, 146, 148, and 150 Mary Street

As no appeals were received, a Letter of No Appeals was issued on August 10th, 2023. Hence, 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 from a City staff perspective.

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

- Block 08050, PLAN 656/ 144, 146, 148, and 150 Mary Street (Industrial Subdivision: A Subdivision of Part Lot 47)

Conclusion

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

- Vibrant and Prosperous Community (Livable Community)

Other Pertinent Reports

N/A

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