



Staff Report PL2023-017

Title of Report: PL2023-017-Flato Glenelg part lot control by-law
Department: Planning Department
Council Date: April 5, 2023

Recommendation:

Be it resolved that Council receive Staff Report PL2023-017 for information; and

That Council consider approval of By-law 2023-033.

Subject Lands:

The Township is in receipt of a request from Flato to remove certain lands from Part Lot Control in the recently approved plan of subdivision known as Flato Glenelg phase 1. The developers would like to create the individual lots for the Townhouse blocks, being blocks 128, 129 and 130 on registered plan 16M85.

The foundations have been poured and surveyed and a reference plan has been attached as attachment 1 to this report. A general location map is shown below.



Staff Comments:

A part lot control by-law is a fairly standard practice in many municipalities that choose to include semi-detached and townhouse development within plans of subdivisions. In this case, blocks 128 to 130 (inclusive) have been zoned for townhouse structures and made sufficiently large to accommodate the development of the lots as townhouse units. This includes the provision of separate services to the units. These lots are then surveyed once the foundation is constructed and a part lot control by-law passed to allow for the sale of each part of the lot to the prospective purchasers. This effectively creates the new lots for the individual townhouse units.

This was anticipated from the beginning of the development and the lands are zoned accordingly. The zoning for the lands is R3-379 which would specifically allow for the development of townhouse units on the lots proposed for removal of part lot control.

Concluding Comments:

Based on my review of the file and information provided, the proposed part lot control by-law conforms to the Plan of subdivision as approved and the current provisions of the R3-379 zone. It is therefore, recommended that the part lot control by-law be approved and forwarded on to the County of Grey.

Respectfully Submitted,

Municipal Planner: Original Signed By
Clinton Stredwick, BES, MCIP, RPP



CAO Approval: Original Signed By
Dina Lundy, CAO

Attachments:

- 1. Draft Reference Plan Blocks 128-130