



REPORT

TO: Mayor Lawlor and Members of Council

FROM: John McMulkin, Senior Planner – Development Review

DATE: October 15, 2024

REPORT NO.: PD-2024-090

SUBJECT: Part Lot Control Exemption for 9 Caroline Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2024-090, dated October 15, 2024, regarding “Part Lot Control Exemption for 9 Caroline Street (Georgetown)”, be received;

AND FURTHER THAT the request to enact a Part Lot Control Exemption By-law for the lands legally described as Lot 3, Plan 29, North of Caroline Street, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 4 of this report, be approved, subject to the conditions generally set out in SCHEDULE 5 of this report;

AND FURTHER THAT Council enact the necessary By-law(s) to exempt Lot 3, Plan 29, North of Caroline Street, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, c. P.13, as amended, for the purpose of legally creating and transferring 3 separate townhouse dwelling units and the required easements, once the conditions generally set out in SCHEDULE 5 of this report have been satisfied.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Sovereign Caroline Street Limited (the Applicant) has submitted a Part Lot Control Exemption By-law application to legally create and transfer 3 separate townhouse dwelling units and the required easements for a 2-storey street townhouse dwelling located at 9 Caroline Street (Georgetown).
- The townhouse development was previously approved by Council through a site-specific Zoning By-law Amendment on July 4, 2022 (By-law No. 2022-0047).

- This report is recommending approval of the Part Lot Control Exemption By-law application to legally create and transfer 3 separate townhouse dwelling units and the required easements for the approved street townhouse block.

BACKGROUND AND DISCUSSION:

On July 4, 2022, Council passed By-law No. 2022-0047 to permit the development of a 2-storey, 3-unit street townhouse dwelling located at 9 Caroline Street (Georgetown); see SCHEDULE 1 – LOCATION MAP and SCHEDULE 2 – SITE PLAN AND FRONT ELEVATION. A building permit has been issued for the townhouse dwelling and construction is nearing completion.

The Applicant is now requesting Part Lot Control Exemption for the subject lands to legally create 3 separate townhouse dwelling units and the required easements in order to permit their transfer to purchasers; see SCHEDULE 3 – PLAN 29 and SCHEDULE 4 – DRAFT REFERENCE PLAN.

The Part Lot Control Exemption By-law application was circulated to all applicable internal departments and external agencies for review and comment. No objections were raised by any of the circulated departments or agencies.

Staff therefore recommends that Council enact the by-law(s) necessary to exempt Lot 3, Plan 29, North of Caroline Street, from the provisions of Section 50 of the Planning Act, once the conditions generally set out in SCHEDULE 5 – CONDITIONS OF PART LOT CONTROL EXEMPTION have been satisfied.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Planning staff consulted with the appropriate Town departments and external agencies including the Region of Halton in the preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer