



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: June 19, 2019

REPORT NO.: PLS-2019-0054

RE: Part Lot Control Exemption for 5, 7 and 11 Langstone Crescent (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0054, dated June 19, 2019, regarding “Part Lot Control Exemption for 5, 7 and 11 Langstone Crescent (Georgetown)”, be received;

AND FURTHER THAT the request to adopt a Part Lot Control Exemption By-law for the lands legally described as Part of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 2 of this report, be approved;

AND FURTHER THAT Council enact the necessary By-law to exempt the lands legally described as Part of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended.

BACKGROUND:

The subject lands, municipally known as 5, 7 and 11 Langstone Crescent, are three (3) separate semi-detached dwelling lots that share abutting lot lines; see **SCHEDULE 1 – LOCATION MAP**. The three parcels were originally held under separate ownership but inadvertently merged into one common ownership due to rights of survivorship on title (which can occur because the parcels are contiguous and form parts of four (4) original subdivision lots – Parts of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667). Once merged the lots cannot be transferred individually without violating the Planning Act.

The subject application seeks Exemption from Part Lot Control in order to re-create the three (3) parcels of land to allow for their transfer of ownership.

COMMENTS:

The Part Lot Control Exemption 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.

RELATIONSHIP TO STRATEGIC PLAN:

The subject application for Part Lot Control Exemption is administrative as per the Planning Act and has no relation to the Strategic Plan.

FINANCIAL IMPACT:

This is an operational matter and as such the subject application for Part Lot Control Exemption does not have any financial impact on Town budgets.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

The Planning Act does not require any public notification or engagement for Part Lot Control Exemption applications.

SUSTAINABILITY IMPLICATIONS:

Since the recommendations of this report are not related to a major project, policy or initiative, sustainability implications are not triggered and hence there are no direct sustainability implications associated with this report.

COMMUNICATIONS:

There are no communications impacts associated with this application.

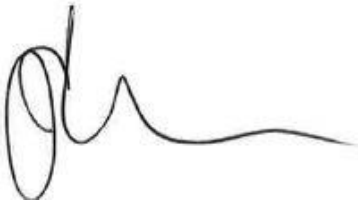
CONCLUSION:

It is the opinion of Planning staff that the application for Part Lot Control Exemption for the lands legally described as Part of Lots 407, 409 and 410 and all of Lot 408, Registered Plan 667, is appropriate and therefore should be approved as requested.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name "Jeff" being more prominent.

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is very stylized and cursive, with a large initial "J" and a long, sweeping underline.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive and somewhat stylized, with the first name "Brent" being more prominent.

Brent Marshall, Chief Administrative Officer