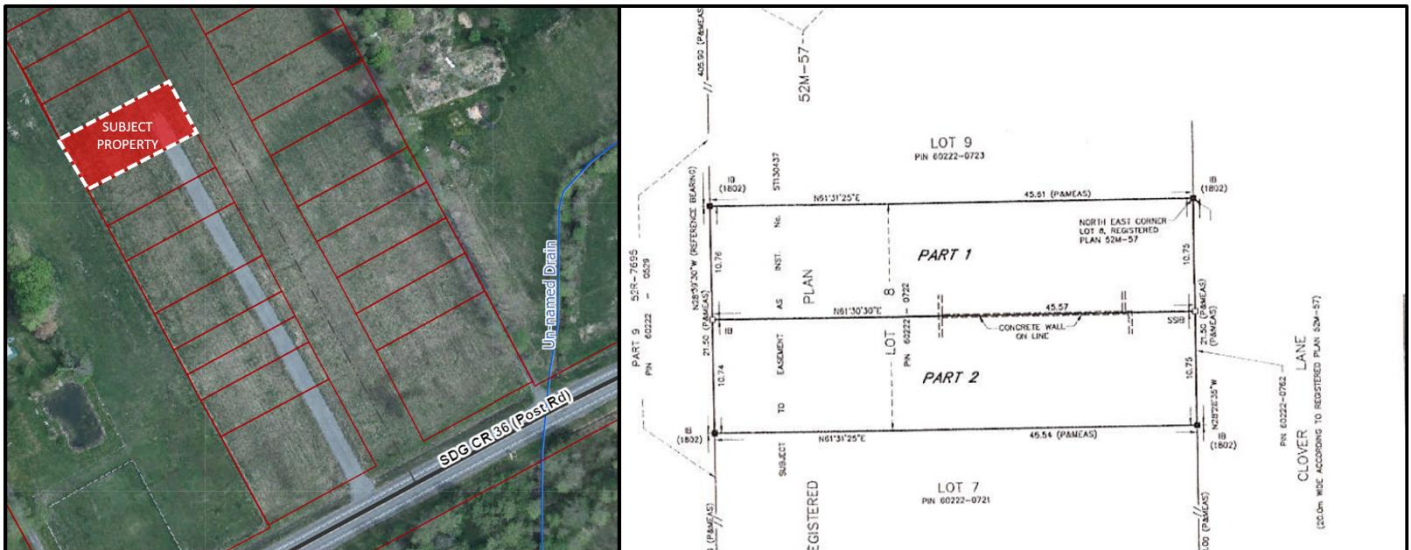


To: Council
From: Karl Doyle, Director of Building and Planning
Date of Meeting: March 8, 2023
Subject: By-law No. 2023-020 Part Lot Control
(Brownsdale Custom Homes Ltd.)
30/32 Clover Lane, Long Sault
040600101401018
Roll No.
Description: PLAN 52M-57 Lot 8, Geographic
Township of Cornwall, Township of
South Stormont



Recommendation:

That By-law No. 2023-020, being a by-law to exempt certain lands from part lot control, be read and passed in open Council, signed and sealed this 8th day of March 2023.

Executive Summary:

This is an application to create distinct separate ownership of an existing semi-detached dwelling located on the west side of Clover Lane.

Background:

The property is located on Clover Lane in Long Sault (Fenton Farm Subdivision Phase 1), and accommodates a semi-detached dwelling that contains two (2) residential units, 30/32 Clover Lane. In order to separate ownership of the semi-detached dwelling units, a Part Lot Control exemption is required. This approach is used because of the difficulty the builder would have in ensuring that the

common center wall between the two dwelling units was constructed exactly on the property line. The foundation walls are in place and a reference plan along with an as-built design has been submitted as part of the application (refer to attached). Accurate legal descriptions have been determined for the property and the individual lot(s) can subsequently be independently sold.

Part lot control falls under Section 50 (7) of the Planning Act.

Alignment with Community Strategic Plan:

Goal 3: Economic Growth

Objective 5.3: Housing

Risk and Asset Management Considerations:

No risk foreseen as the survey has been completed.

Options:

N/A

Financial Impact:

The Township application fee has been paid.

Others Consulted:

Applicant

Planning Staff