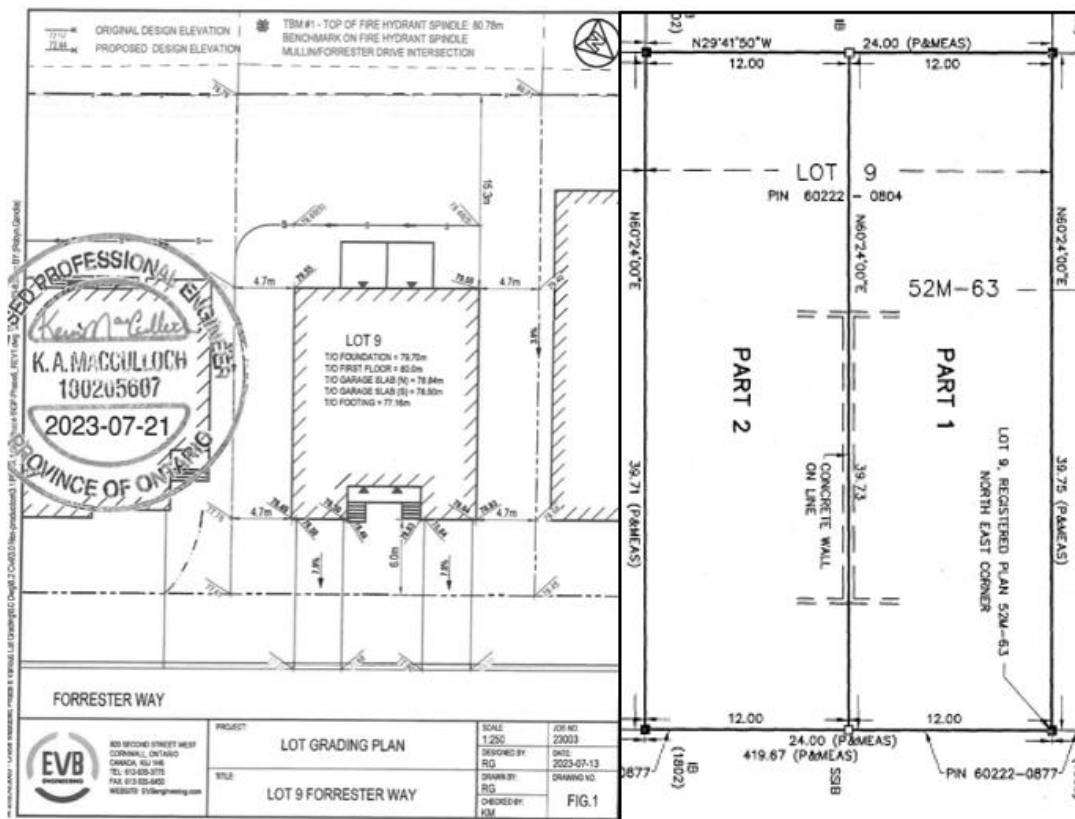


Township of South Stormont
KEY INFORMATION REPORT
 Planning and Building Department



To: Council
From: Karl Doyle, Director of Planning and Building
Date of Meeting: December 13, 2023
Subject: Part Lot Control By-law No. 2023-109 (Brownsdale)
 Newell & Grant Brown
 34/36 Forrester Way, Long Sault
Roll No. 040600101420109
Description: PLAN 52M-63 LOT 9; Geographic
 Township of Cornwall, Township of South Stormont



Background:

The subject property is located within the first phase of John Chase Subdivision in Long Sault, Lot 9 on registered plan 52M-63. The property accommodates a semi-detached dwelling that contains 2 units, 34 and 36 Forrester Way. In order to separate ownership of the semi-detached dwelling units, a Part Lot Control exemption By-law is required.

Part lot control falls under Section 50 (7) of the Planning Act. 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 has been submitted. The accurate legal descriptions are determined for the property and the individual lot(s) can subsequently be sold, Parts 1 & 2 on reference Plan 52R-8702.

The applicant submitted a complete application on November 21, 2023. Planning staff subsequently circulated the proposal internally for review. The proposal has been reviewed by staff and approved by the Director of Planning and Building in accordance with By-law No. 2023-064 Delegation of Authority. The required By-law was prepared and forwarded to the Counties for approval.

Discussion:

The delegation of certain powers and duties at the administrative level ensure staff efficiencies are realized, legislative requirements are met, turn around times are more efficient, and both new technologies and practices continue to be realized.

Schedule "B" to By-law No. 2023-064
Development Related Matters

#	Delegated Authority	Delegate	Delegation Restrictions and Other Requirements
21	Authority to approve and enact by-laws to designate lands within a registered plan or plans of subdivision or parts of them as not subject to part lot control accordance with section 50 (7) or the Planning Act	Director of Planning and Building and executed by the Director, Corporate Services/Clerk or Deputy Clerk and Mayor or Deputy Mayor	In accordance with subsections 5(1) and 50(7) of the Planning Act Subject to approval from the United Counties of Stormont, Dundas and Glengarry as per O. Reg. 521/98 Key Information Report to be brought to Council by the delegate

Others Consulted:

Director of Public Works and Staff
Chief Building Official