

Township of South Stormont
ACTION REQUEST
Planning and Building Department



To: Council
From: Karl Doyle, Director of Planning/Building
Date of Meeting: November 24, 2021
Subject: By-law No. 2021-091 Part Lot Control
(Robert Brunet) 87-89 French Ave,
Long Sault 040600101485628
Description: PLAN 228 PT LOT 213 RP; 52R7666 PART 2

Recommendation:

That By-law No. 2021-091, being a by-law to exempt certain lands from part lot control, be read and passed in open Council, signed and sealed this 24th day of November 2021.

Executive Summary:

This is an application to create distinct separate ownership of an existing semi-detached dwelling located on the north side of French Avenue.

Background:

The property is located on French Avenue in Long Sault and the property accommodates a semi-detached dwelling that contains 2 units, 87-89 French Avenue. 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 has been submitted. The accurate legal descriptions are determined for the property and the individual lot(s) can subsequently be 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 application fees have been paid.

Others Consulted:

N/A