

Corporation of the Town of Hawkesbury

Recommendation to Council

N° : 2022_REC_59

File N°: D27-07

Date of meeting: September 12, 2022

Subject: Request for exemption to part lot control pursuant to Section 50 (7) of the *Planning Act*. Reference: Lots 3 and 4 of the registered Subdivision Plan 46M-98, namely 311-313 and 321-323, Nelson Street East

Recommendation

Whereas the applicant has requested to lift the regulation concerning the Part Lot Control By-Law under Section 50 (7) of the *Planning Act*, R.S.O. 1990, and;

Whereas the application's purpose is to divide Lots 3 and 4 of the Subdivision Plan 46M-98, being the property known under the following addresses: 311-313 and 321-323, Nelson Street East, and;

Whereas these lots are part of a Subdivision Plan and respect the intentions of the Official Plan and the Corporation of the Town of Hawkesbury's Zoning By-law N° 20-2018.

Be it resolved that the Council Members grant the request to lift the regulation relating to part-lot control according to subsection 50(7) of the *Planning Act*, R.S.O. 1990, for Lots 3 and 4 of the Subdivision Plan 46M-98 and that a by-law be adopted to that effect, as recommended in the document 2022_REC_59.

Explanation, history, context

On August 25, 2022, we received a request from the owner's representative, André P. Barrette, OLS, to lift the regulation relating to Part Lot Control By-law under section 50(7) of the *Planning Act*, R.S.O. 1990.

The applicant proposes to divide Los 3 and 4 of Subdivision Plan 46M-98, namely the properties located at 311-313 and 321-323, Nelson Street East.

The objective of this land detachment is to divide the lands into two parts of lots each (for a total of four lots) following the construction of two semi-detached in 2010 (one is located at 311-313 Nelson Street East and the other at 321-323 Nelson Street East).

The concerned properties are designated in the Official Plan as part of the Residential Policy Sector and zoned Residential Zone 4 (R4) in the Zoning By-law N° 20-2018.

Impact on budget

N/A

Relevant studies

N/A

Supporting document

- Plan 46R-8133
- By-law 48-2022

Communication plan

N/A

Department(s) involved

- Planning department

Submitted and recommended by

Céleste Cordonnier, planner, August 26, 2022

Comments of the Chief Administrative Officer

Samuel Cardarelli, Interim Chief Administrative Officer