

Staff Report to Council

Title: Mackwade Subdivision Part Lot Control Exemption Application, Nyah Court Lot 6 3M-220

Report Number: Development Services-2025-14

Director: Infrastructure & Development

Manager: Development Services

Meeting Date:
Wednesday, May 28, 2025

Date to be considered by Council:
Wednesday, May 28, 2025

Recommendation:

That Council pass a by-law to remove certain lands known as Lot 6, reference plan 3M-220 from Part Lot Control and authorize the Mayor and CAO to execute all required documentation on behalf of the Municipality.

Executive Summary:

The owner of the above noted property has applied to obtain exemption from the provision of Part Lot Control, as laid out in the Planning Act to create five (5) new lots. The result would be a townhome complex with each unit contained to their own lot on the subject lands and with easements for servicing, maintenance and drainage.

Strategic Priorities:

D.16-Ensure the Municipality provides value for money and long-term sustainability

Financial Considerations:

Application Fee as required in the 2025 Rates and Fees By-law

Policy:

Planning Act Section 50 (7) – Designation of lands not subject to Part Lot Control

Context and Background Information:

The owner of the above noted property applied to obtain exemption from the provision of Part Lot Control, as laid out in the Planning Act to create five (5) new lots. The result would be a townhome complex with each unit contained to their own lot on the subject lands and with easements for servicing, maintenance and drainage. The applicant included a reference plan 3R-10963 with their application that shows the details of the proposed conveyance.

The applicant previously applied for Part Lot Control on the adjacent property in 2020 to create 6 lots to create a townhome complex with each unit contained to their own lot.

Consultation Overview:

The application was circulated to Municipal staff for comment and there were no concerns noted. The County of Bruce Planning department reviewed the application and are satisfied the application requirements have been met. The County requested that it be brought forward to Municipal Council for consideration. See their review attached.

Origin:

Owner’s request.

Implementation Considerations:

Upon passing of a part lot control by-law the applicant’s lawyer would proceed with registering the reference plan with the land registry office.

Risk Analysis:

Part Lot Control prevents the division of land in a registered plan without an approval process as prescribed by the Planning Act (Plan of Subdivision or Consent). The Planning Act Section 50 (7) allows a municipality to pass a by-law to remove part lot control from certain lands which allows the conveyance of a portion of a lot without requiring approval of the land division committee (County Council).

Attachments: 3R-10963
Bruce County B-2025-018 Barry’s Request

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