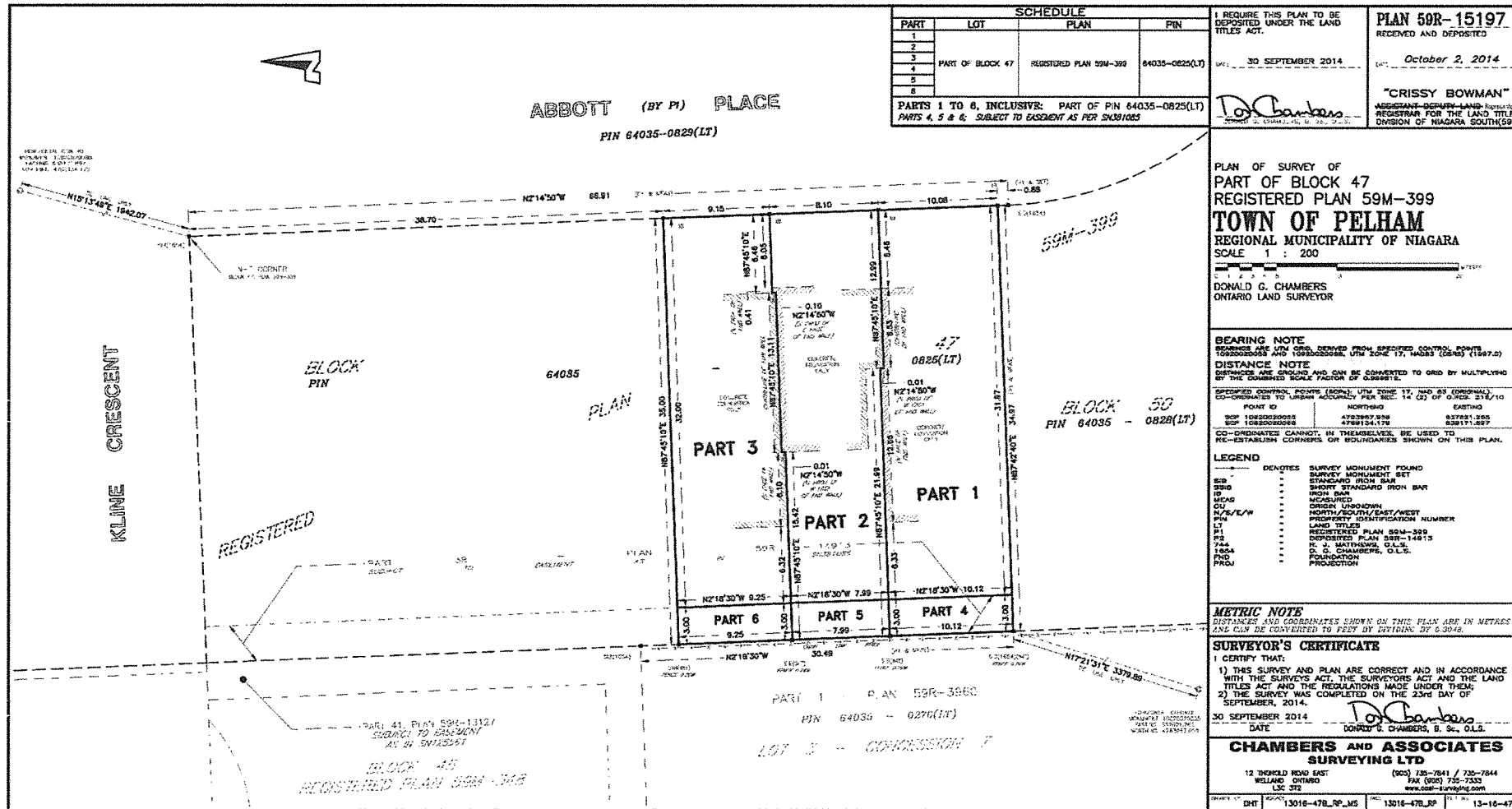
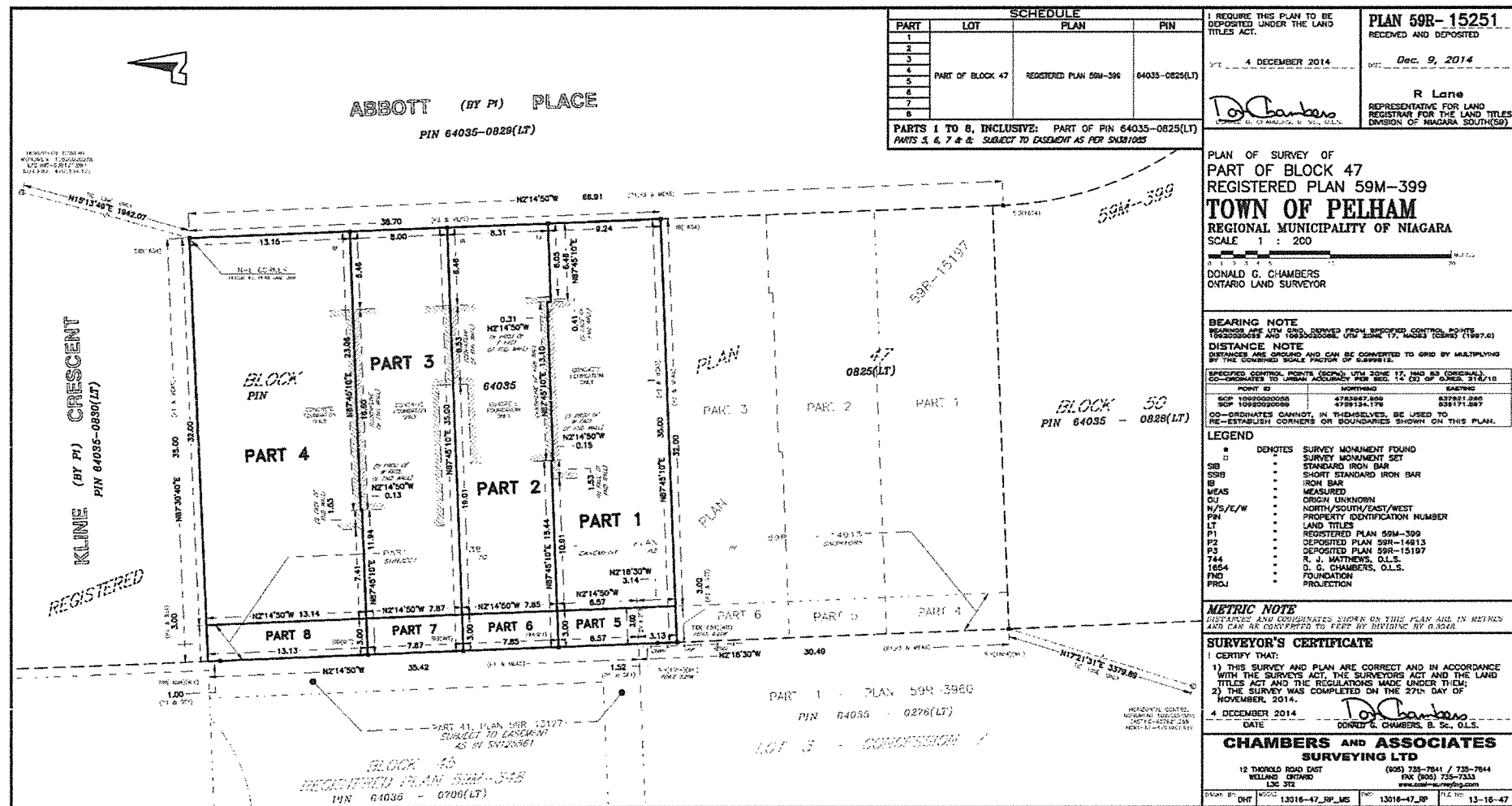


SCHEDULE "B"





Properties	
PIN	64035 - 0999 LT
Description	PART BLOCK 47, PLAN 59M399; BEING PARTS 1 AND 4 ON 59R15197; SUBJECT TO AN EASEMENT OVER PART BLOCK 47, PLAN 59M399 BEING PART 4 ON 59R15197 AS IN SN381085; TOWN OF PELHAM
Address	FONTHILL
PIN	64035 - 1002 LT
Description	PT BLOCK 47, 59M399 BEING PTS 2 & 5 ON 59R15197; SUBJECT TO AN EASEMENT IN GROSS OVER PT 5 ON 59R15197 AS IN SN381085 TOWN OF PELHAM

BL 3630(2015)



Issue Summary Report

10.3.2. Report Regarding Part Lot Control Exemption By-Law No.
3630 (2015).

#20150713004

Meeting : C-27/2015 - Regular Meeting of Council
Meeting Type : Regular Meeting of Council

Section : Staff Reports of a Routine Nature for Information or Action
Meeting Date : 2015/07/20 18:30

Executive Summary

The purpose of this report is to provide Council with information regarding By-law No. 3630 (2015) that is presented for Council's consideration on this evening's agenda.

Background

1. Location

The subject lands are located on the west side of Abbott Place, south of Kline Crescent. The legal description is Part of Block 47, 59M-399 being Parts 1 to 6 on 59R-15197 and Parts 1 to 8 on 59R-15251, municipally known as 59, 61, 63, 65, 67, 69 and 71 Abbott Place.

2. By-law Description and Purpose

For Council's information, a report and by-law was presented on February 2, 2015 to Council regarding the subject lands (File No. PLC-02-15).

Council passed By-law No. 3582 (2015) being a By-law to exempt a certain block in registered plan 59M-399 from Part Lot Control pursuant to Section 50 of the Planning Act, R.S.O 1990, c.P, 13 as amended. At the direction of the former Director of Community Planning and Development, the By-law was to expire six months from the date of registration of the By-law in the Land Registry Office. The expiration of the By-law means that Section 50 (5) of the Planning Act (Part Lot Control) applies. For Council's information, previous Part Lot Control Exemption By-laws passed by Council had an expiration date of one year.

Due to the expiration date of By-law No. 3582 (2015), the developer contacted Planning staff to request that the time period of Part Lot Control Exemption be extended as not all units have been sold. Planning staff prepared By-law No. 3630 (2015) for Council's consideration that if passed would repeal and replace By-law No. 3582 (2015) and set an expiration date of two years from the date of the registration of By-law No. 3630 (2015). For Council's information, the expiration date of two years was chosen in discussion with the developer.

Planning staff recommend that Council pass By-law No. 3630 (2015) to except a certain block in Registered Plan 59M-399 from Part Lot Control and to repeal and replace By-law No. 3582 (2015).

Prepared by: Julie Hannah, Planner
Reviewed by: Mike Zimmer, CBO, Acting Director of Community Planning and Development

Alternatives

Council may choose to not approve the Part Lot Control Exemption By-law.

Recommendation

THAT, Council RECEIVE this Issue Summary Report for information as it pertains to Part Lot Control Exemption By-Law No. 3630 (2015).

The applicant(s) hereby applies to the Land Registrar.

Fees/Taxes/Payment

Statutory Registration Fee \$60.00

Total Paid \$60.00

File Number

Applicant Client File Number : 43029

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3630 (2015)

Being a By-law to exempt a certain block, being Block 47 in Registered Plan 59M-399 from Part Lot Control pursuant to Section 50 of the Planning Act, 1990 and to repeal and replace By-law No. 3582 (2015).

Weiland Heights [Schout Communities (Fonthill) Inc.]
File No. PLC-02-15


WHEREAS the Council of the Corporation of the Town of Pelham deems that the lands described in Section 1 of this by-law should be exempted from the provisions of Section 50 (5) of the *Planning Act* since such lands are to be used for street townhouse dwelling units as permitted by Zoning By-law No. 1136 (1987), as amended;

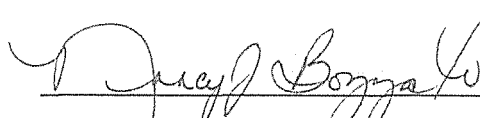
NOW THEREFORE, the Council of the Corporation of the Town of Pelham enacts as follows:

1. **THAT** the provisions of Section 50 (5) of the *Planning Act, R.S.O. 1990, c.P.13 as amended* shall not apply to the lands described as follows:
 - (a) Block 47, Plan 59M-399, Pelham, being Parts 1 to 6 on 59R-15197 and Parts 1 to 8 on 59R-15251

for the purpose of creating seven (7) lots for street townhouse dwelling units as follows:
 - i) Parts 1 and 4 on Reference Plan 59R-15197
 - ii) Parts 2 and 5 on Reference Plan 59R-15197
 - iii) Parts 3 and 6 on Reference Plan 59R-15197
 - iv) Parts 1 and 5 on Reference Plan 59R-15251
 - v) Parts 2 and 6 on Reference Plan 59R-15251
 - vi) Parts 3 and 7 on Reference Plan 59R-15251
 - vii) Parts 4 and 8 on Reference Plan 59R-15251
2. **THAT** in accordance with Section 50 (7.3) of the *Planning Act, R.S.O. 1990, c.P. 13 as amended*, this By-law shall expire two years from the date of the registration of this By-law in the Land Registry Office at which time Section 50 (5) of the *Planning Act R.S.O 1990* shall apply to those lands in the registered plan described in Section 1 of this by-law.
3. **THAT** upon final passage of this by-law, the Town Clerk shall cause this By-law to be registered in the local Land Registry Office.

ENACTED, SIGNED AND SEALED THIS
20th DAY OF JULY, 2015 A.D.


MAYOR DAVE AUGUSTYN


CLERK/NANCY J. BOZZATO