

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Deputy City Manager, Planning and Economic Development

Subject: Exemption from Part-Lot Control
Application By: Kenmore Homes (London) Inc.
Address: 1820 Finley Crescent

Meeting on: July 26, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Kenmore Homes (London) Inc. to exempt Block 99, Plan 33M-733 from Part-Lot Control:

- (a) Pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, the attached proposed by-law **BE INTRODUCED** at a future Council meeting, to exempt Block 99, Plan 33M-733 from the Part-Lot Control provisions of subsection 50(5) of the said *Act*, **IT BEING NOTED** that these lands are subject to a registered subdivision agreement and are zoned Residential R4 Special Provision (R4-4(4)) which permits street townhouse dwellings;
- (b) The following conditions of approval **BE REQUIRED** to be completed prior to the passage of a Part-Lot Control By-law for Block 99, Plan 33M-733 as noted in clause (a) above:
 - i. The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
 - ii. The applicant submit a draft reference plan to the Planning and Development Department for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;
 - iii. The applicant submits to the Planning and Development Department a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;
 - iv. The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
 - v. The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
 - vi. The applicant shall enter into any amending subdivision agreement with the City, if necessary;
 - vii. The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;

- viii. The applicant shall obtain confirmation from the Planning and Development Department that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
- ix. The applicant shall obtain approval from the Planning and Development Department of each reference plan to be registered prior to the reference plan being registered in the land registry office;
- x. The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- xi. The applicant shall obtain clearance from the City Engineer that requirements iv), v) and vi) inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;
- xii. The applicant shall provide a draft transfer of the easements to be registered on title;
- xiii. That on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question; and
- xiv. In accordance with condition v), the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1820 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict.

Executive Summary

Summary of Request

This report is for review and endorsement by Municipal Council to exempt Block 99 in Registered Plan 33M-733 from the Part-Lot Control provisions of the *Planning Act*.

Purpose and Effect of Recommended Action

Exemption from Part-Lot Control will facilitate the creation of six (6) street townhouse units, with access provided by way of Finley Crescent.

Rationale for Recommended Action

The standard conditions for passing the Part-Lot Control By-law are attached and are to be reviewed and endorsed by Municipal Council prior to the final by-law.

Linkage to the Corporate Strategic Plan

Building a Sustainable City - London's growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

On December 20, 2017, the City of London Approval Authority granted final approval to the phase 2 of draft plan 39T-08502. This phase contained ninety-seven (97) single detached residential lots, eight (8) multi-family residential blocks, served by four (4) new local streets. The subject lands were part of this phase being one of the multi-family residential blocks. The draft plan of subdivision 39T-08502 was registered in February 2018 as plan 33M-733.

1.1 Previous Reports Related to this Matter

January 2011 – Report to Built and Natural Environment Committee relating to the Subdivision, Official Plan amendment and Zoning By-law amendment applications by Kenmore Homes (London) Inc.

March 26, 2012 - Report to Built and Natural Environment Committee relating to the revised Subdivision, Official Plan amendment and Zoning By-law amendment applications by Kenmore Homes (London) Inc.

November 5, 2012 - Report to Planning and Environment Committee relating to the appeal of to the Ontario Municipal Board.

February 4, 2014 - Report to Planning and Environment Committee relating to the withdrawal of the appeal to the Ontario Municipal Board.

March 2016 - Report on Special Provisions for Phase I.

February 20, 2018 - Report to Planning and Environment Committee relating to the Zoning By-law amendment applications by Kenmore Homes (London) Inc., to allow for the subject lands to be developed for street townhouse uses with 45% coverage.

1.2 Property Description

The subject site is located on Finley Crescent, which is generally located southeast of Gainsborough Road and east of Hyde Park Road. The site has a mix of high and medium density residential located to the north, commercial to the west, low density residential to the east, and a mix of medium and low density residential to the south. The site has proximity to Maple Wood Park, and St. John French Immersion Catholic Elementary School.

1.3 Current Planning Information

- The London Plan Place Type – Neighbourhoods Place Type
- Official Plan Designation – Multi-Family Medium Density Residential
- Existing Zoning – Residential R4 Special Provision (R4-4(4))

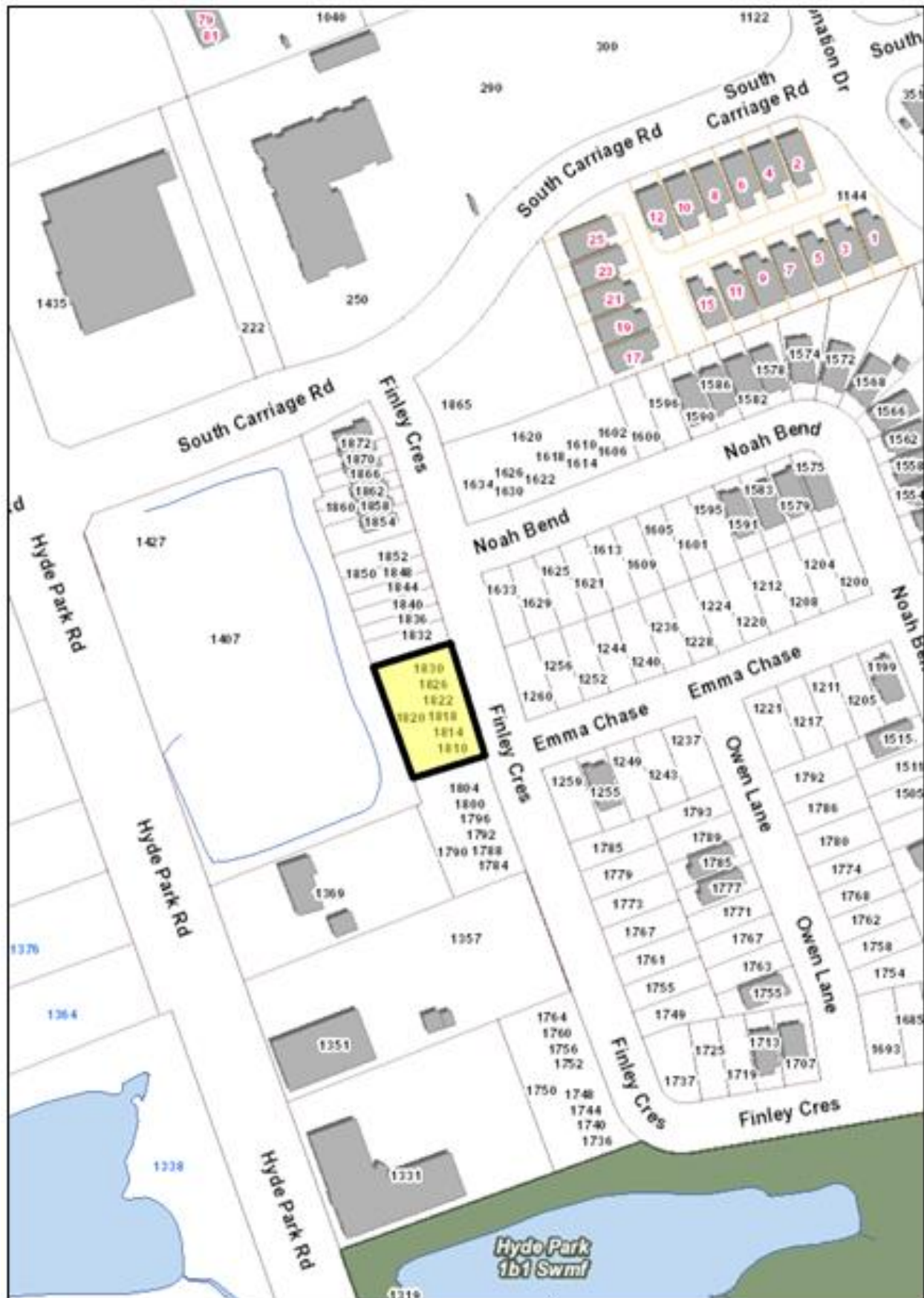
1.4 Site Characteristics

- Current Land Use – vacant
- Frontage – ~49.93 metres
- Area – 0.24 hectares
- Shape – rectangular

1.5 Surrounding Land Uses

- North – future residential
- East – residential
- South – future residential
- West – vacant

1.6 Location Map



Location Map

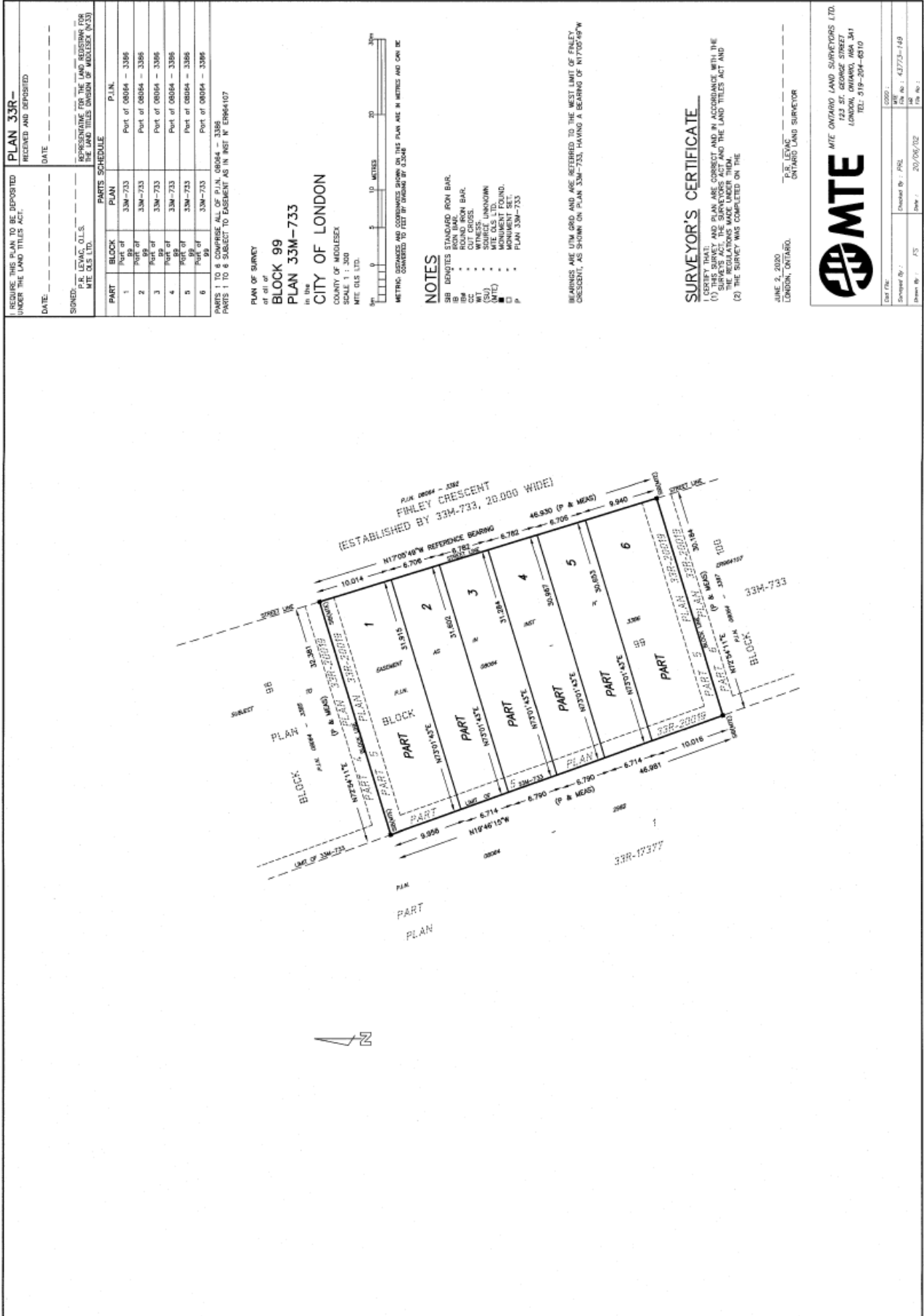
Subject Property: 1820 Finley Crescent
 Applicant: KENMORE HOMES INC.
 File Number: P-9370
 Created By: Sean Meksula
 Date: 6/9/2021
 Scale: 1:2000

Legend

-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



1.7 Draft Reference Plan - Block 99



REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____
 RECEIVED AND DEPOSITED: _____
 DATE: _____

SIGNED: P.L. LEVING, O.L.S. MTE (S.S. LTD.)
 IN WITNESS WHEREOF, THE SAID SURVEYOR HAS HEREON SET HIS HAND AND SEAL AT TORONTO, ONTARIO, CANADA, THIS 25th DAY OF JUNE, 2005.

PART	BLOCK	PLAN	P.L.N.
1	Part of 33M-733	33M-733	Port of 08084 - 3386
2	Part of 33M-733	33M-733	Port of 08084 - 3386
3	Part of 33M-733	33M-733	Port of 08084 - 3386
4	Part of 33M-733	33M-733	Port of 08084 - 3386
5	Part of 33M-733	33M-733	Port of 08084 - 3386
6	Part of 33M-733	33M-733	Port of 08084 - 3386

PARTS 1 TO 6 CORRECTIVE ALL OF PLAN 08084 - 3386
 PARTS 1 TO 6 SUBJECT TO EASEMENT AS IN INST N' ENR64107

PLAN OF SURVEY
 OF OR
BLOCK 99
PLAN 33M-733
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX
 SCALE 1 : 500
 MTE OLS LTD.



METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONSIDERED TO FEET BY DIVIDING BY 0.3048

- NOTES**
- SB DENOTES STANDARD IRON BAR.
 - IB IRON BAR.
 - PL PLAIN IRON BAR.
 - CC CUT CROSS.
 - WT WITNESS.
 - WT (L) WITNESS (L).
 - WT (R) WITNESS (R).
 - MTE OLS LTD.
 - MONUMENT FOUND.
 - MONUMENT SET.
 - PLAN 33M-733.

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE WEST LIMIT OF FINLEY CRESCENT, AS SHOWN ON PLAN 33M-733, HAVING A BEARING OF N17°08'40\"/>

SURVEYOR'S CERTIFICATE

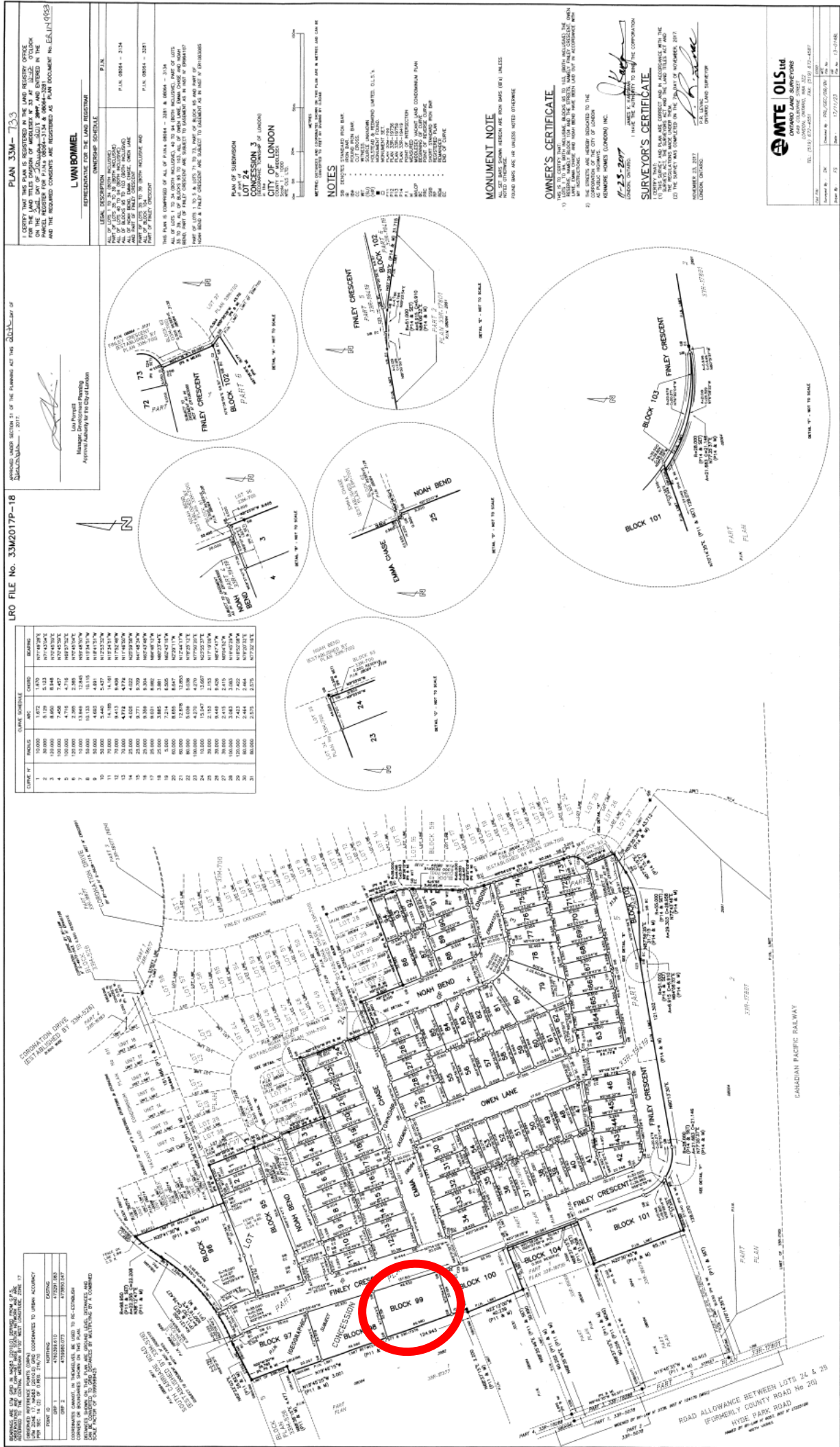
THIS PLAN IS TRUE AND CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE SURVEY WAS COMPLETED ON THE

JUNE 2, 2005
 LONDON, ONTARIO.
 P.L. LEVING
 ONTARIO LAND SURVEYOR

MTE
 ONTARIO LAND SURVEYORS LTD.
 123 ST. GEORGE STREET
 LONDON, ONTARIO, M5A 3A1
 TEL: 519-294-8510

Date File:	08084
Checked By:	PFL
Drawn By:	207/06/02
Drawn No.:	75
Sheet No.:	42773-149
Drawn No.:	207/06/02

1.8 Plan of Subdivision 33M-733



LRO FILE NO. 33M2017P-18

PLAN 33M-733

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE ON THE 23RD DAY OF NOVEMBER 2017 AND ENTERED IN THE BOOK OF INSTRUMENTS NO. 225/124662/1.1 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. EAJ119283

MANAGER, DEVELOPMENT PLANNING
Approved Authority on the Day of Lodging

1. COPY TO THE LAND REGISTRY OFFICE
2. TO THE SURVEYOR GENERAL, REGISTRY OF DEEDS
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. EAJ119283

L. VAN BOMMEL
REPRESENTATIVE FOR THE LAND REGISTRAR
LAND REGISTRY OFFICE
100, QUEEN STREET WEST, TORONTO, ONTARIO, CANADA
M5H 2W4
TEL: (416) 392-4200
FAX: (416) 392-4200
E: L.VANBOMMEL@LRO.CA

LEGAL DESCRIPTION	PLN NO.
PORT OF TORONTO TRUST AND TRUSTEES INC. (PLN 08044 - 2134)	PLN 08044 - 2134
METRO TORONTO (PLN 08044 - 2281)	PLN 08044 - 2281

THIS PLAN IS SUBJECT TO ALL OF THE RIGHTS, LIENS, INTERESTS, EASEMENTS, COVENANTS AND CONDITIONS WHICH AFFECT THE LAND SHOWN HEREON, AND ALL OF WHICH ARE SHOWN OR REFERRED TO IN THE LEGAL DESCRIPTIONS AND INSTRUMENTS CITED THEREIN.

ALL OF LOTS 1 TO 34 EXCEPT LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 ARE SHOWN AS BEING SUBJECT TO A MORTGAGE IN FAVOR OF THE BANK OF MONTREAL, INC. (THE BANK) AS MORTGAGEE.

CURVE NO.	RADIUS	ARC	CHORD	BEARING
1	10.000	1.872	1.870	89°42'00"
2	10.000	3.744	3.740	89°42'00"
3	10.000	5.616	5.610	89°42'00"
4	10.000	7.488	7.477	89°42'00"
5	10.000	9.360	9.347	89°42'00"
6	10.000	11.232	11.218	89°42'00"
7	10.000	13.104	13.089	89°42'00"
8	10.000	14.976	14.959	89°42'00"
9	10.000	16.848	16.830	89°42'00"
10	10.000	18.720	18.700	89°42'00"
11	10.000	20.592	20.570	89°42'00"
12	10.000	22.464	22.440	89°42'00"
13	10.000	24.336	24.310	89°42'00"
14	10.000	26.208	26.180	89°42'00"
15	10.000	28.080	28.050	89°42'00"
16	10.000	29.952	29.920	89°42'00"
17	10.000	31.824	31.790	89°42'00"
18	10.000	33.696	33.660	89°42'00"
19	10.000	35.568	35.530	89°42'00"
20	10.000	37.440	37.400	89°42'00"
21	10.000	39.312	39.270	89°42'00"
22	10.000	41.184	41.140	89°42'00"
23	10.000	43.056	43.010	89°42'00"
24	10.000	44.928	44.880	89°42'00"
25	10.000	46.800	46.750	89°42'00"
26	10.000	48.672	48.620	89°42'00"
27	10.000	50.544	50.490	89°42'00"
28	10.000	52.416	52.360	89°42'00"
29	10.000	54.288	54.240	89°42'00"
30	10.000	56.160	56.110	89°42'00"
31	10.000	58.032	57.980	89°42'00"

ROAD ALLOWANCE BETWEEN LOTS 24 & 25 (FORMERLY COUNTY ROAD No 20)
HYDE PARK ROAD
MAY BE USED AS HIGHWAY WITH A WIDTH OF 10.0 METERS

NOTES

- 1) THE PLAN IS SUBJECT TO ALL RIGHTS, LIENS, INTERESTS, EASEMENTS, COVENANTS AND CONDITIONS WHICH AFFECT THE LAND SHOWN HEREON, AND ALL OF WHICH ARE SHOWN OR REFERRED TO IN THE LEGAL DESCRIPTIONS AND INSTRUMENTS CITED THEREIN.
- 2) ALL OF LOTS 1 TO 34 EXCEPT LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 ARE SHOWN AS BEING SUBJECT TO A MORTGAGE IN FAVOR OF THE BANK OF MONTREAL, INC. (THE BANK) AS MORTGAGEE.
- 3) THE STREETS ARE LAYED OUT SUBJECT TO THE REQUIREMENTS OF THE CITY OF TORONTO, CITY OF LONDON AND THE PROVISIONS OF THE SUBDIVISION ACT, R.S.O. 1990, CHAPTER S.5 (1990).
- 4) THE STREETS ARE LAYED OUT SUBJECT TO THE REQUIREMENTS OF THE CITY OF TORONTO, CITY OF LONDON AND THE PROVISIONS OF THE SUBDIVISION ACT, R.S.O. 1990, CHAPTER S.5 (1990).
- 5) THE STREETS ARE LAYED OUT SUBJECT TO THE REQUIREMENTS OF THE CITY OF TORONTO, CITY OF LONDON AND THE PROVISIONS OF THE SUBDIVISION ACT, R.S.O. 1990, CHAPTER S.5 (1990).

MONUMENT NOTE

ALL SET-OUT MONUMENTS ARE TO BE PLACED IN THE MANNER AND LOCATION SHOWN ON THIS PLAN AND TO BE KEPT PERMANENTLY IN PLACE.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS CERTIFICATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
11-23-2017
SURVEYOR GENERAL, REGISTRY OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE PERSONALLY SURVEYED THE LAND SHOWN ON THIS PLAN AND THAT THE INFORMATION CONTAINED IN THIS CERTIFICATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
11-23-2017
SURVEYOR GENERAL, REGISTRY OF DEEDS

MTE OLS Ltd
ONTARIO LAND SURVEYORS
100, QUEEN STREET WEST, TORONTO, ONTARIO, CANADA
M5H 2W4
TEL: (416) 392-4200
FAX: (416) 392-4200
E: MTE@OLS.COM

33M-733-18-01

33M-733-18-02

33M-733-18-03

33M-733-18-04

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33M-733-18-99

33M-733-18-100

Discussion and Considerations

The Applicant, Kenmore Homes (London) Inc., has requested exemption from part-lot control to create a total of six (6) street townhouse units. The plan of subdivision was registered in February 2018 as a multi-family medium density residential block. The dwellings will be street townhouse units, one or two storeys in height, and accessed off Finley Crescent.

2.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

3.2 Community Engagement

There is no legislated community engagement component to an Exemption from Part-Lot Control. A notice of the request for exemption from part-lot control and a list of standard draft conditions was circulated to internal departments (such as Engineering and the Building Division) and London Hydro. Development Engineering confirmed that the draft standard conditions are applicable, and no additional conditions were needed.

3.3 Policy Context

In Ontario, the subdivision of land is governed by the *Planning Act*. Under this legislation, lot creation is permitted through the approval of a plan of subdivision, the granting of a Consent (commonly described as a “severance”) or, for lots within a registered plan of subdivision, through a by-law exemption from part-lot control. Section 50(28) of the *Planning Act*, R.S.O. 1990, c.P13, includes provisions to ensure that part of a lot or block within a registered plan of subdivision cannot be transferred without the approval of the municipality. The part-lot control provisions of the *Planning Act* allows a municipality to pass by-laws to remove part-lot control from all or any part of a registered plan of subdivision. Such a by-law has the effect of allowing the conveyance of a portion of a lot or block. Exemption from part-lot control is appropriate when several land transactions are involved, and the resulting changes will not affect the nature or character of the subdivision.

Exemption from part-lot control is used to create street townhouse units. Part-Lot Control may be exempted to allow a property owner to legally divide a block within their registered plan of subdivision.

4.0 Key Issues and Considerations

Council has adopted a policy to guide consideration of requests for exemption to Part-Lot Control, as follows:

- a) *appropriately zoned lots and blocks of registered plans of subdivision may be exempted from part-lot control for the purpose of establishing individual properties for conveyance or other purposes where municipal services or agreements for extension of services are in place;*

The lands are zoned Residential R4 Special Provision (R4-4(4)) in Zoning By-law No. Z.-1, which permits street townhouse dwellings with a minimum lot frontage of 5.5m, a minimum side yard depth of 1.2m, and maximum lot coverage of 45%. The applicant will be required to submit a draft reference plan to Development Services for review and approval to ensure the proposed lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office.

- b) exemption from part-lot control is used to implement the intended lotting of a portion of a registered plan where the complete division of land was not practical at the time of subdivision approval and registration;*

The subject block was registered and intended to be developed for street townhouse units at the time of the subdivision approval. The division of individual units are appropriate through part-lot control.

- c) the nature and character of the subdivision are not to be changed by part-lot control exemption from that which was established by the subdivision plan and zoning by-law.*

This request is consistent with the intended use of the block as established through the plan of subdivision and zoning. The development of the site units is consistent with the development in the area.

- d) the removal of part-lot control is appropriate when a series of land divisions is necessary to allow sale of the constructed buildings and associated part-lots;*

The exemption of part lot control creates six (6) street townhouse units requiring separate and individual land divisions to create the interests in land.

- e) references will be made to the land severance guidelines, guidelines for private streets, and other pertinent policies when considering the appropriateness of exemption; and*

The subject lands are within the Neighbourhoods Place Type in The London Plan and designated Multi-Family Medium Density Residential in the 1989 Official Plan, which permits street townhouse dwellings. The proposal will facilitate the development of the parcel in accordance with the form of development established at the time of subdivision approval. The proposed lots will not result in any traffic problems and will have access to municipal services and utilities. Access will be provided off Finley Crescent.

- f) the registration costs of by-laws passed at the request of the developer or subdivider, to exempt lands from part-lot control, will be borne by the applicant.*

The applicant is responsible for all costs associated with the Exemption to Part-Lot Control.

The applicant has requested exemption from Part-Lot Control as an alternative to submitting an application through the Consent Authority. The applicant requested exemption from the Part-Lot Control provisions of the *Planning Act* to facilitate the creation of six (6) street townhouse units. The proposed plan has been reviewed with regards to the City's Policy on Exemption from Part-Lot Control, the 1989 Official Plan, The London Plan and the applicable zoning, and has been determined to meet existing policies and the City's Zoning By-law.

4.1 Conditions

It is recommended that the following conditions be applied and that the By-law for Block 99 in Plan 33M-733 be passed at a future meeting of Municipal Council only when the following conditions have been complied with:

- I. The applicant be advised that the costs of registration of the said by-laws are to be borne by the applicant in accordance with City Policy;
- II. The applicant submit a draft reference plan to the Planning and Development Department for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the land registry office;

- III. The applicant submits to the Planning and Development Department a digital copy together with a hard copy of each reference plan to be deposited. The digital file shall be assembled in accordance with the City of London's *Digital Submission / Drafting Standards* and be referenced to the City's NAD83 UTM Control Reference;
- IV. The applicant submit each draft reference plan to London Hydro showing driveway locations and obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the land registry office;
- V. The applicant submit to the City Engineer for review and approval prior to the reference plan being deposited in the land registry office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;
- VI. The applicant shall enter into any amending subdivision agreement with the City, if necessary;
- VII. The applicant shall agree to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;
- VIII. The applicant shall obtain confirmation from the Planning and Development Department that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited, should there be further division of property contemplated as a result of the approval of the reference plan prior to the reference plan being deposited in the land registry office;
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- X. The applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;
- XI. The applicant shall obtain clearance from the City Engineer that requirements *d)*, *v)* and *vi)* inclusive, outlined above, are satisfactorily completed, prior to any issuance of building permits by the Building Controls Division for lots being developed in any future reference plan;
- XII. The applicant shall provide a draft transfer of the easements to be registered on title;
- XIII. That on notice from the applicant that a reference plan has been registered on a Block, and that Part Lot Control be re-established by the repeal of the bylaw affecting the Lots/Block in question; and
- XIV. In accordance with condition *v)*, the applicant provide servicing drawings of municipal servicing to each of the blocks created within 1820 Finley Crescent to indicate that all municipal servicing can be provide to each property/block created without conflict.

Conclusion

In accordance with the provisions of the *Planning Act*, Municipal Council may pass by-laws to exempt all, or parts of registered plans of subdivision from part-lot control. The applicant has requested exemption from the Part-Lot Control provisions of the *Planning Act* to facilitate the creation of six (6) street townhouse units, with access off Finley Crescent, which is appropriate to allow for the sale of these units to future homeowners. The recommended exemption is considered appropriate and in keeping with the registered phases of the subdivision, subject to the completion of the proposed conditions.

Prepared by: Sean Meksula, MCIP, RPP
Senior Planner, Subdivision Planning

Reviewed by: Bruce Page, MCIP, RPP
Manager, Subdivision Planning

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng.
Deputy City Manager,
Planning and Economic Development

cc: Matt Feldberg, Manager, Subdivisions and Condominiums
cc: Bruce Page, Manager, Subdivision Planning
cc: Peter Kavcic, Manager, Subdivision Engineering
cc: Michael Pease, Manager, Site Plan
SM/sm

Appendix A

Bill No.
2021

By-law No. C.P.-

A by-law to exempt from Part-Lot Control, lands located at 1820 Finley Crescent, legally described as Block 99 in Registered Plan 33M-733.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Kenmore Homes (London) Inc., it is expedient to exempt lands located at, legally described as Block 99 in Registered Plan 33M-733, from Part Lot Control;

THEREFORE the Municipal Council of The Corporation of The City of London enacts as follows:

1. Block 99 in Registered Plan 33M-733, located at 1820 Finley Crescent, are hereby exempted from Part-Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for a period not to exceed three (3) years; it being noted that these lands are zoned to permit street townhouse units in conformity with the Residential R4 Special Provision (R4-4(4)) Zone of the City of London Zoning By-law No. Z-1.
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading –
Third Reading –