




TO: GENERAL COMMITTEE

SUBJECT: PART LOT CONTROL EXEMPTION – HABITAT FOR HUMANITY –
HURONIA – 46 AND 48 SANFORD STREET

PREPARED BY AND KEY CONTACT: RYAN WINDLE, MANAGER OF DEVELOPMENT CONTROL, EXT. 4324

SUBMITTED BY: *For:* M. KALYANIWALLA, M.C.I.P., R.P.P.
ACTING DIRECTOR OF PLANNING SERVICES 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT &
CULTURE 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

That staff be authorized to bring forward a by-law to remove part lot control on Lot 7 of Plan 245 in order to allow for the creation of two semi-detached residential lots in accordance with Section 50(7) of the Planning Act.

PURPOSE & BACKGROUND

Purpose

2. To consider releasing part lot control of the subject lands such that a single lot can be subdivided into two lots.

Location

3. The subject lands are located on the west side of Sanford Street, south of Victoria Street. The property is known municipally as 46 and 48 Sanford Street.

Existing Policy

4. The property is designated Residential in the City of Barrie Official Plan and Zoned Residential Multiple Family Dwelling Second Density RM2 by Zoning By-law 85-95 and By-law 2009-141.

Part Lot Control

5. Section 50(7) of the Planning Act enables the City to pass a by-law to remove part lot control from all or part of a registered plan of subdivision in order to effect the further division or merger of parcels of land. This process is an alternate way of allowing lands to be subdivided other than through the Committee of Adjustment. In this instance, the owner is requesting the division of land that would be in accordance with the current standards of the Zoning By-law.

Surrounding Land Uses

6. The surrounding land uses are primarily low density residential development with C4 Commercial located to the east of Victoria Street and Bradford Street.

7. No public meeting is required.

ANALYSIS

8. The property has a total frontage of 20.12m and a depth of 50.22m and a lot area of 1008.8m². The owner is proposing to subdivide the property into two lots. Each semi-detached lot would have 10.06m of frontage and approximately 504m² of lot area (see attached Appendix A).
9. Habitat for Humanity (the Applicant) has constructed the semi-detached dwelling as part of their mandate to provide affordable home ownership within the City of Barrie. The dwellings are ready for occupancy and as such approval of this application is timely.
10. The subject property is contained within a registered plan of subdivision that was deposited in 1876.
11. Under Section 5.3.3.1 of Zoning By-law 85-95, and Section 5.3.4.1 in By-law 2009-141, it states that:

Except where a pair of semi-detached dwellings or in the case of a lot on a Registered Plan of Subdivision which was either registered or draft approved on or before July 31, 1989 where two fully detached dwellings have been erected, or are to be erected, in which case the minimum lot frontage shall be 9.0 meters and the minimum lot area shall be 300m² per dwelling unit.

12. In this instance, the property as noted previously is on a plan of subdivision that was registered prior to July 31, 1989, and the proposed lots are to each contain greater than 9m of frontage and 300m² of lot area.
13. Given that the proposed lots conform to the standards of the Zoning By-law, and there is the opportunity to create two lots that are in general keeping with the other lots in the area, staff are recommending that the Part Lot Control By-law be approved by Council, so as to permit the creation of two residential lots for single ownership.

ENVIRONMENTAL MATTERS

14. There are no environmental matters related to the recommendation.

ALTERNATIVES

15. There is one alternative available for consideration by General Committee:

Alternative #1

That Council not approve the request for a division of land through a Part Lot Control By-law in accordance with Section 50(7) of the Planning Act.

Should Council not approve the division of land through this method, the owner could make application to the Committee of Adjustment for a consent on the property. This is not recommended as it would add additional approval time and cost for dwellings that have been constructed by Habitat for Humanity and are ready for occupancy.

FINANCIAL

16. There are no financial implications for the Corporation resulting from the proposed recommendation. All costs associated with the processing of the Part Lot Control By-law would be borne by the owner/applicant.

LINKAGE TO COUNCIL STRATEGIC PRIORITIES

17. The recommendation included in this Staff Report is not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachment: Lot Division Plan

APPENDIX "A"

Land Division Plan

