

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA

ADDENDUM

Wednesday, October 19, 2016
9:00 AM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Reports from the Development Services Department:

- (A) Application for Part Lot Control Exemption
1084466 Ontario Ltd. (c/o A&T Homes)
Blocks 1, 2 and 3, Plan 65M-4484; Vita Stephanie Court
AGENT: Michael Smith Planning Consultants

Report No. DS-2016-0082

Pages 1-6

- **Memorandum** from Town Planner; exemption of Block 4 on Plan 65M-4484 from part lot control to create a servicing easement for sanitary sewers
- **Revised By-law** No. 2016-0102 (PL-4) including exemption of Block 4 on Plan 65M-4484 from part lot control



DATE: October 18, 2016

TO: John Espinosa, Town Clerk

CC: Rachel Dillabough, Deputy Clerk
Carolyn Lance, Council Services Coordinator
Harold Lenters, Director of Development Services
Velvet Ross, Manager of Planning

FROM: Tolek Makarewicz, Planner

RE: **REPORT NO. DS-2016-0082; OCTOBER 19, 2016 COUNCIL MEETING
APPLICATION FOR PART-LOT CONTROL EXEMPTION
BLOCKS 1, 2 AND 3, PLAN 65M-4484
VITA STEPHANIE COURT, SUTTON
1084466 ONTARIO LTD. (c/o A & T HOMES)
FILE NO.: 04.60**

On October 13, 2016, the Owner's agent contacted the writer to request a revision to the part-lot control exemption by-law prepared for the above-noted application. It was explained to the writer that there was an inadvertent oversight with the application in that Block 4 on Plan 65M-4484 was not requested to be exempt from part-lot control (refer to Attachment '1'). Block 4 requires exemption from part-lot control in order to create a servicing easement for sanitary sewers over a portion of the Block in favour of an abutting residential property fronting on East Street, as explained in the email from Gord Mahoney provided as Attachment '2'.

Staff have considered the request to exempt Block 4, Plan 65M-4484 from the part-lot control provisions of the Planning Act for the purpose of creating a servicing easement and advise that we have no concerns with the request.

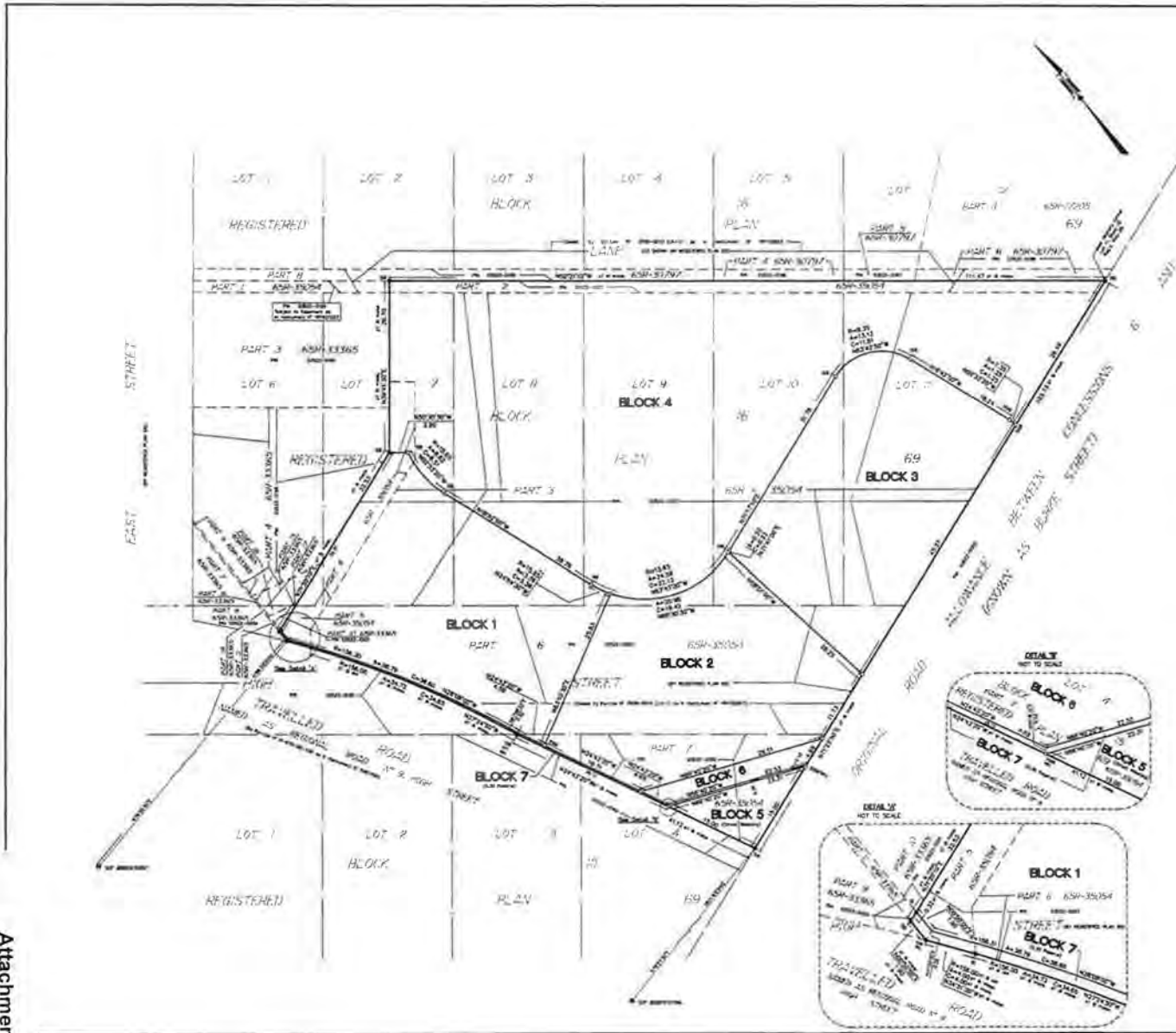
Should Council support the request to exempt Block 4 from part-lot control, Staff have drafted an amended by-law for passing which reflects the change (refer to Attachment '3'). Additionally, Staff also put forth the following amended Recommendations for Report No. DS-2016-0082 which includes Block 4 to reflect the change:

1. RECOMMENDATIONS:

- 1. That Council receive Report DS-2016-0082 prepared by the Planning Division, Development Services Department, dated October 19, 2016**

respecting an application for part-lot control exemption for Blocks 1, 2, 3 and 4, Plan 65M-4484.

2. That Council approve the application submitted by 1084466 Ontario Ltd. to exempt Blocks 1, 2, 3 and 4, Plan 65M-4484, from part-lot control as per Section 50 (7) of the Planning Act, R.S.O. 1990, as amended.
3. That Council pass a by-law to exempt Blocks 1, 2, 3 and 4, Plan 65M-4484, from part-lot control as per Section 50 (7) of the Planning Act, R.S.O. 1990, as amended.



SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SUBDIVISION ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
 THE SURVEY WAS COMPLETED ON THE 22ND DAY OF APRIL, 2015.
 [Signature] H. J. PURCELL
 HONORARY LAND SURVEYOR

CERTIFICATE OF REGISTRATION
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF YORK REGION (UNDER ACT 22, 23, BLOCK IN THE 22ND, 23RD DAY OF 4, 2015), 2015 AND SHOWN IN THE MAPS, REGISTERED FOR PRIORITY EIGHTHENS 0382-0383, 0382-0384, 0382-0385 & 0382-0387 AND THE REQUIRED CONSENTS ARE REGISTERED AS AN INSTRUMENT N-10011497.
 [Signature] M. M. MULLIGAN
 HONORARY CLERK FOR THE LAND REGISTRY

THIS PLAN COMPLETES ALL OF PARTS 0382-0384, 0382-0385, 0382-0386 AND 0382-0387.

PLAN OF SUBDIVISION OF PART OF LOTS 6 AND 7, LOTS 8, 9, 10 AND 11, BLOCK 16 PART OF LANE, BLOCK 16 PART OF LOTS 3 AND 4, BLOCK 15 PART OF HIGH STREET REGISTERED PLAN 69 TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK

LLOYD & PURCELL LTD., SCALE 1:300

Dist. by By-Law N° 2008-0022 as in Instrument N° 10112882
 Dist. by By-Law N° 2008-0043 as in Instrument N° 10112882

NOTES
 DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO HORIZONTAL BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999776.
 BEARINGS SHOWN ON THIS PLAN ARE TRUE AND BEARINGS ARE OBTAINED FROM SPECIFIED CONTROL POINTS 4 00870788 AND 4 00870787, UTM ZONE 18, MAG 83 (ORIGINAL).

POINT #	NORTHING	EASTING
4 00870788	4706243.52	872781.249
4 00870787	4706243.52	872781.249

COORDINATES CANNOT BE THEMSELVES BE USED TO RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

LEGEND
 SSB SHORT STANDARD BORN 6MM NOT TO SCALE
 SF STANDARD BORN 5MM NOT TO SCALE
 R BORN BORN 5MM NOT TO SCALE
 P FOUND
 M MEASURED
 LAP LLOYD & PURCELL LTD. PLAN 69-20084

HT NON CONVENTIONAL
 SI PLAN 69-20084
 FEET, INSTRUMENT

NOTE:
 ALL FOUND BARS ARE BY LAP UNLESS NOTED OTHERWISE.
 ALL SET BARS ARE BORN BARS (B) UNLESS NOTED OTHERWISE.

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1. BLOCKS 1 TO 4, BORN BELIEVE, AND BLOCK 6, THE STREET BEING MAINLY BLOCK 4, AND THE BLOCK BEING MAINLY BLOCK 7 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUMENTS.
 2. THE STREET BEING MAINLY BLOCK 5, IS HEREBY DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS PUBLIC HIGHWAY.
 DATED THE 22ND DAY OF APRIL, 2015.
 [Signature] ALBERTO NICOLA, A.S.S.
 I HAVE THE AUTHORITY TO SIGN THE CERTIFICATE.

LLOYD & PURCELL LTD.
 ONTARIO LAND SURVEYORS

2280 COWAN STREET, UNIT 20, NEWMARKET, ONTARIO, L7Y 6Z1
 905-883-8878 FAX 905-883-8879
 TORONTO OFFICE 416-491-0000 FAX 416-491-0001
 WWW.LLOYDANDPURCELL.COM

DATE: 04/22/15	DRAWN BY: HJP	CHECKED BY: HJP
CALC. BY: HJP	DATE: 04/22/15	FILE: 69-20084-16, 15, 14, 13 & 12

Tolek Makarewicz

From: Gord Mahoney - Michael Smith Planning Consultants <gord@msplanning.ca>
Sent: October-13-16 10:04 AM
To: Tolek Makarewicz
Subject: Part Lot Control Exemption By-law
Attachments: 20161013 draft r-plan for PLCEB.pdf

Hi Tolek,

Further to our discussion, we require a change to the proposed part lot control exemption by-law (plceb) for Albert and Tony's townhouse development in Sutton.

I have attached a copy of the revised draft r-plan for the PLCEB. The revised plan now shows a part 21. This part is to be an easement to service the lot between the existing heritage house and the legion with sanitary sewers. The easement was originally approved by the COA under application P421022. The conditions of the consent approval were approved and the deed was registered in the LRO. However, when the deed with the easement was registered, the easement was listed for the purpose of a driveway access not a servicing easement. The error was not discovered until a few years later at which point the easement was expunged.

We would now like to use the PLCEB process to re-establish the easement so that the lot that has been created can be serviced by sanitary sewers.

Call me if you have any questions.

Regards,

Gord Mahoney
Senior Planner
Michael Smith Planning Consultants; Development Coordinators Ltd.
19027 Leslie Street, Suite 200
P.O. Box 1010
Sharon, Ontario, L0G 1V0
Bus: (905) 478-2588
Fax: (905) 478-2488



THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2016-XXXX (PL-4)

BEING A BY-LAW TO REMOVE CERTAIN LANDS FROM
PART LOT CONTROL

The Council of the Corporation of the Town of Georgina, pursuant to Section 50, Subsection (7) of the *Planning Act*, R.S.O. 1990, c.P.13 enacts as follows:

1. That Subsection (5) of Section 50 of the *Planning Act*, R.S.O.1990, c. P.13 does not apply to Blocks 1, 2, 3 and 4, Registered Plan 65M-4484.
2. This By-law shall be deemed to expire on October 19, 2017 unless otherwise extended in accordance with Subsection (7.4) of Section 50 of the *Planning Act*, R.S.O. 1990, c. P.13.

READ and enacted this 19th day of October, 2016.

Margaret Quirk, Mayor

John Espinosa, Clerk