



Municipality of Arran-Elderslie
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June 9, 2025

File Number: B-2025-035

**Re: Application for Exemption from Part-Lot Control
Recommended Approval of By-law
303 – 315 Arnauld Street
TOWNPLOT PAISLEY LOTS 1 TO 5;E ALBERT ST LOTS 1 TO 5
W;GEORGE ST PT ALBERT ST AND;RP 3R10854 PART 2
Roll No. 410341000120300**

Section 50(7) of the Planning Act permits a municipality to pass a By-law exempting all or part of a Registered Plan of Subdivision from the requirements of Part Lot Control under Subsection 50(5) to allow for the conveyance of part of a lot or block of land that would otherwise be prohibited by the Act. This enables new lots to be created without the need to undergo the Consent/Land Division approval process. County approval of the municipal Part Lot Control Exemption By-law is required prior to it being registered on title.

Proposal

The applicant, WT Land Corp., proposes to obtain an exemption from the provisions of Part Lot Control, as contained in the Planning Act, to facilitate the creation of 7 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 access purposes.

A reference plan 3R-10935, has been registered that shows the details of the proposed conveyance.

Review

The subject lands are designated Residential in the Local Official Plan and are zoned Residential: Low Density Multiple (R2) in the municipality's Zoning By-law. The lots resulting from the proposed division of the lands conform to the requirements of the Zoning By-law and comply with the Local Official Plan.

Use of a Part Lot Control Exemption By-law is a useful means of lot creation in such cases, since it provides the opportunity to obtain an accurate survey of the common walls, which allows the placement of the property lines in the exact location required.

Typically, Part Lot Control exemptions are not general alternatives to consents, but something that can be used in specific instances where there is no public interest that requires 'Notice'. The townhomes are already constructed on the property so there will be no physical change to the property as a result of this proposal. A minor variance was previously approved for this development, which permitted a reduction in the frontage. No public comments were received at that time. I am of the opinion that no 'Notice' is required.

Recommendation

The application requirements are complete, and I request the municipality consider the approval of the attached By-law.

If you have any questions, please do not hesitate to contact this office.

Regards,

Megan Stansfield
Peninsula Hub
Planning and Development

Encl.