



**CORPORATE REPORT**  
**The Corporation of the Town of Wasaga Beach**  
**Meeting Date: 8/22/2024**

**DATE:** 8/7/2024

**SUBJECT:** Application for Exemption to Part-Lot Control File No. PL02/24 Pacific Developments Inc. and Matheson Square Inc. - Phases 1A and 1E Blocks 221, 222 and 249, Plan 51M-1219

**CONTACT:** Matt Ellis, Senior Planner

**REPORT NUMBER:** 2024/08/22-11

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**RECOMMENDATION:**

1. **THAT** the report titled: Application for Exemption to Part-Lot Control (File No. PL02/24), to the Council meeting of August 22, 2024, be received; and
2. **THAT** Council enact a Part-Lot Control Exemption By-law (PL02/24) as recommended by Planning staff in this report.

**EXECUTIVE SUMMARY:**

- An application has been submitted by the applicant requesting that a By-law be enacted to exempt Blocks 221, 222 and 249 PLAN 51M-1219 in the Town of Wasaga Beach, from the provisions of the *Planning Act* dealing with Part Lot Control.
- This will allow for individually conveyable parcels of land to be created for 12 townhouse dwellings currently being constructed and for 2 single detached dwelling units, which are intended to be built.
- Planning staff respectfully submits that the application is generally consistent with; or conforms to; applicable land use planning policies. The application would allow for the affected blocks within the subdivision to be constructed as intended and for the affected dwelling units to be sold to prospective purchasers.

**BACKGROUND:**

The Pacific Homes Plan of Subdivision, within the broader Sunnidale Trails Secondary Plan area, achieved final approval in January 2022. Registration of the plan created a number of lots and blocks for residential dwelling units to be constructed. While lots can typically be built on and subsequently sold without issue to prospective purchasers, blocks often require additional land division once the location of common walls, as is the case with townhouses, are known and the location of lot lines can be confirmed. In other instances, additional understanding is necessary to confirm the location of an intended lot line location – which can be the case for single detached

dwellings. For reference, Appendix 1, provides an annotated copy of Pacific Homes Plan of Subdivision (i.e., Plan 51M-1219) and highlights the location of the affected blocks.

The legal descriptions, Municipal addresses and zoning for the lands subject to this application are provided in **Table 1** below.

**Table 1**

Legal Description	Municipal Address	Dwelling Unit Type	Zone
Block 222, Plan 51M-1219	1, 3, 5, 7, 9 and 11 Avalon Drive	Street Townhouse	R3-19
Block 221, Plan 51M-1219	13, 15, 17, 19, 21 and 23 Avalon Drive	Street Townhouse	R3-19
Block 249, Plan 51M-1219	1 and 3 Central Square Boulevard	Single Detached Dwelling	R2-6

## PROPOSED DEVELOPMENT

Through the application for Part-Lot Control Exemption (Town File PL02/24) the developer is seeking to divide Blocks 221, 222 and 249, Plan 51M-1219 into 14 individual parcels of land, to allow for dwelling units under construction and proposed for construction to be sold/conveyed separately. Building Permits have been issued (as per Table 1) and 12 residential street townhouse units on Block 221 and 222 are in the process of being built. In the case of Block 249, Plan 51M-1219, the subject lands must be subdivided first, before Building Permits can be issued for two single detached dwellings.

In support of the application, the developer's surveyor, Dan Dzaldov of Schaeffer, Dzaldov and Purcell Limited has filed draft Reference Plans that identify the boundaries of the 14 parcels to be created, and the footprints of the street townhouse dwelling units currently under construction. For reference, copies of the draft Reference Plans associated with Blocks 221, 222 and 249, Plan 51M-1219 are appended to this report as Appendix 2 and Appendix 3.

## **DISCUSSION:**

Planning Staff have reviewed the footprints of the street townhouse dwelling units under construction, as well as the proposed lot lines as identified on the draft Reference Plans. Staff confirm that the proposed lots comply with the minimum lot area and lot frontage requirements of their respective Residential Type 2 Exception 6 (R2-6) and "Residential Type 3 Exception 19 (R3-19) zones of Comprehensive Zoning Bylaw 2003-60.

The applicant has not specified the requested duration for the lifting of Part-Lot Control; however, the Town's practice has been to allow for Part-Lot Control to be lifted for a period of up to two (2) years.

Regarding Block 249, Plan 51M-1219 proposed for two single-detached dwelling units (1 and 3 Central Square Boulevard), Planning staff notes the Draft Plan conditions required it to be conveyed to the Town for a water boosting station when the Plan of Subdivision was conditionally

approved in 2019. Since that time, Engineering staff has confirmed this block is no longer required by the Town for servicing purposes and, therefore, can be developed for residential purposes. The Applicant's Agent has also confirmed that once it is subdivided through the requested Part Lot Control Bylaw, the newly created lots will not remerge and, therefore, revert to becoming one lot after the Part Lot Control Bylaw expires.

## **CORPORATE IMPLICATIONS:**

### Financial Implications:

There are no financial implications associated with this report.

### Term of Council Priorities:

N/A

## **CONCLUSION:**

Planning Staff respectfully recommend that Council approve applications for Exemption to Part-Lot Control PL02/24 to permit the division of Blocks 221, 222 and 249, Plan 51M-1219 as illustrated in Appendices 2 and 3.

Planning Staff further recommend that the appropriate By-law, appended to this report as Appendix 4, be passed by Council upon consideration of this report and registered on title for the subject lands thereafter.

Authored by:

Matt Ellis, BES, RPP, MCIP  
Senior Planner

## **Appendices:**

1. Annotated Plan 51M-1219
2. Draft Reference Plan for Blocks 221 and 222, Plan 51M-1219
3. Draft Reference Plan for Block 249, Plan 51M-1219
4. Draft Part Lot Control By-law for Blocks 221, 222 and 249, Plan 51M-1219