



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-043-024 PLC-3-24

FILE NO. PLC-3-24

TO: Mayor and Members of Council

FROM: A.Kertesz, Planner

MEETING DATE: September 9, 2024

SUBJECT: **Application for Part Lot Control Exemption (PLC-3-24);975009 Ontario Limited o/a the Willows Golf and CC- Tonda; (Applicant); Development Engineering (London) Ltd. c/o Shawn Duncan (Agent); 34 & 38 Golf Drive, Willows Subdivision, Nilestown**

RECOMMENDATION:

THAT Application for Part Lot Control Exemption (PLC-3-24) by Development Engineering (London) Ltd on behalf of 975009 Ontario Limited o/a The Willows Golf and CC- Tonda for lands located on the south side of Golf Drive and the east side of Westchester Bourne (County Road 74) and legally described as Lots 5 and 6 on Plan 33M-834 be **APPROVED**;

AND THAT the adopted by-law be forwarded to the County of Middlesex for consideration of approval.

PURPOSE:

The purpose of this application is to exempt certain lands from the *Planning Act* provisions with respect to part lot control to allow the further subdivision of the lands to expand the frontage for the Willows Golf Course by reducing the frontage of Lots 5 and 6 on Plan 33M-834.

BACKGROUND:

Located in Nilestown and part of the Willows Subdivision, the subject properties are situated on the south side of Golf Drive and east of Westchester Bourne (County Road 74). Lots 5 and 6, municipally known as 38 & 34 Golf Drive respectively, each have a frontage of 32.24 metres (105.77 ft) and an area of 2,323.86 square metres (0.57 ac). The lands are designated Hamlet according to the Thames Centre Official Plan and zoned Hamlet Residential (HR) according to the Zoning By-law, which requires a minimum lot area of 2,000 square metres

(0.49 ft²) and a minimum frontage of 30 metres (98.42 ft).

Surrounding land uses include residential uses north of the subject lands (being within the hamlet of Nilestown) and lands to the south and east being part of the Willows Golf Course. Lands on the west side of Westchester Bourne (County Road 74) are used for agricultural purposes.

The applicant is seeking to expand the frontage of the Willows Golf Course from 4.698 metres to 8.218 metres by reducing the frontages of Lots 5 and 6 from 32.24 metres (105.77 ft) to 30.48 metres (100 ft). To allow for this change to the lotting and frontage, the applicant is requesting an exemption from part lot control. The *Planning Act* permits municipalities to pass by-laws to exempt lots or blocks within a registered plan of subdivision from part-lot control, so further subdividing of individual lots or blocks can occur. An exemption to part lot control is necessary since a part of a lot or block cannot be conveyed to another party without a planning approval. Council has the authority to pass such by-laws however it does not come into full force and effect until the County of Middlesex issues a decision which has been delegated to the County's Director of Planning and Development.

ANALYSIS:

The Provincial Policy Statement, County and Municipal Official Plans encourage intensification in settlement areas provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure. Within the designated hamlet of Nilestown, development opportunities are limited to infilling of the existing development pattern if appropriate private servicing can be achieved in the absence of full municipal services. The proposed development on these lots would be privately serviced. In this case, the request for part lot control exemption seeks to adjust the sizes of two existing lots to increase the size of the frontage for the neighbouring golf course lands. No new lot would be created. The proposed lotting would ensure conformity with the requirements of the Hamlet Residential (HR) zone.

Although there is no legislative requirement for public or agency consultation for part lot control exemptions, municipal departments identified no concerns.

To avoid subsequent transfers without a Planning Act consent, the part lot control exemption would expire in one (1) year. As the subject application meets the requirements for part lot control exemption and is consistent with the planning framework, it is respectfully recommended that the requested bylaw be approved.

FINANCIAL IMPLICATIONS:

None.

STRATEGIC PLAN LINK

Pillar: *Smart Planning*

Goal: *Make smart planning decisions to grow the community , while maintaining a "hometown feel"*

ATTACHMENTS:

Location Map
Plan

Prepared by: A. Kertesz, Planner

Reviewed by: A. Storrey, Interim Director of Planning & Development Services

Reviewed by: D. Barrick, Chief Administrative Officer