

## MANAGEMENT REPORT

**Date:** August 12, 2024  
**To:** Mayor and Council  
**From:** Adam Betteridge, Director of Building and Planning Services  
**Report Number:** COU24-087  
**Attachments:** Letter Dated August 1, 2024 - Request to Extend Timeframe for Part Lot Control Exemption

---

**Title:** Request to Extend Timeframe for Part Lot Control Exemption for the Daly Avenue and Worsley Street Residential Development

**Objective:** To consider the request of Daly Development Inc. of extending the 18-month time frame imposed on the Part Lot Control Exemption By-law 20-2023 (Part Lot Control Exemption for Lots 1 to 11, Plan 44M-91) for a period of 6 months. The requested extension will allow additional time for the completion of the required retaining wall and facilitate the required easements.

**Background:** Council granted draft approval for the proposed subdivision, and other lands, at the October 12, 2021, meeting. The development is located on the north side of Daly Avenue between St. Vincent Street South and Birmingham Street. The subdivision consists of 11 lots for two (2) single detached dwelling units, seven (7) semi-detached dwelling units, and two (2) duplex dwelling units on lands identified as 40, 48, 50, 60, 66, and 72 Daly Avenue.

On February 27, 2023, following its consideration of Management Report COU23-030, Council authorized the execution of the subdivision agreement for this development, as well as passed Part Lot Control Exemption By-law 20-2023 for the purpose of facilitating the required maintenance easements over the various lots for the retaining wall as well as sanitary and storm sewer connections.

**Analysis:** The agent for the developer, Caroline Baker of Baker Planning Group, has provided the attached letter detailing the matter and the reasoning for the request. Staff are supportive of the request to extend the part lot control exemption timeframe for an additional 6 months.

To facilitate this request, it is recommended that Council amend the date of expiry of By-law 20-2023, which currently expires at the end of August 2024.

**Financial Implications:**

**Not applicable:**

There are no changes to those originally noted in Management Report COU23-030 (Feb 27, 2023).

**Alignment with Strategic Priorities:**

**Not applicable:** There are no changes to those originally noted in Management Report COU23-030 (Feb 27, 2023).

**Alignment with One Planet Principles:**

**Not applicable:** There are no changes to those originally noted in Management Report COU23-030 (Feb 27, 2023).

**Staff Recommendation: THAT Council authorize an extension of the original Exemption from Part Lot Control, as set out in By-law 20-2023, for an additional 6-months in order to facilitate the easements required for the required retaining wall, sanitary sewers, and storm drainage as they relate to the Daly Worsley subdivision;**

**AND THAT Council direct staff to prepare such by-law.**

**Prepared by:** Adam Betteridge, MPA, MCIP, RPP, Director of Building and Planning Services

**Recommended by:** Joan Thomson, Chief Administrative Officer