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## PLANNING REPORT

**Date:** May 27, 2025  
**To:** Mayor and Council  
**From:** Marc Bancroft, MPL, MCIP, RPP, Manager of Planning  
**Report Number:** COU25-065  
**Attachments:** Proposed Part Lot Control Exemption By-law

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**Title:** Application for Part Lot Control Exemption (PLC03-25) for Lots 4, 5, and 6 on Registered Plan 44M-91, municipally addressed as 37, 41, 45 and 49 Worsley Street and 40 Daly Avenue.

**Objective:** The purpose of this report is to consider a request by Baker Planning Group (c/o Caroline Baker) on behalf of Daly Development Inc. to allow Part Lot Control Exemption to permit the creation of required easements over Lot 4 and 5, in favour of Lot 6, for access purposes with respect to a retaining wall, storm drainage and municipal servicing.

**Background:** Comprised of three lots, the subject lands are located on the south side of Worsley Street and on the north side of Daly Avenue between St. Vincent Street South and Birmingham Street. Council granted draft plan of subdivision approval on October 12, 2021, comprised of eleven (11) lots for two (2) single detached dwelling units, seven (7) semi-detached dwelling units, and two (2) duplex dwelling units. Final approval was issued on April 14, 2023 and implemented through Registered Plan 44M-91 which effectively created the said lots.

Part Lot Control Exemption By-law 20-2023 expired on February 27, 2025 to permit the creation of required easements for the approved retaining wall as well as sanitary and storm sewer connections for lots within the subdivision. While the required easements were established for most of the lots, Lot 6 was in the process of being transferred in ownership and therefore easements in favour of Lot 6 over Lots 4 and 5 were not registered. The applicant is therefore requesting the approval of a new Part Lot Control Exemption By-law to allow the creation of the required easements considering the original By-law has since expired.

Site Characteristics:

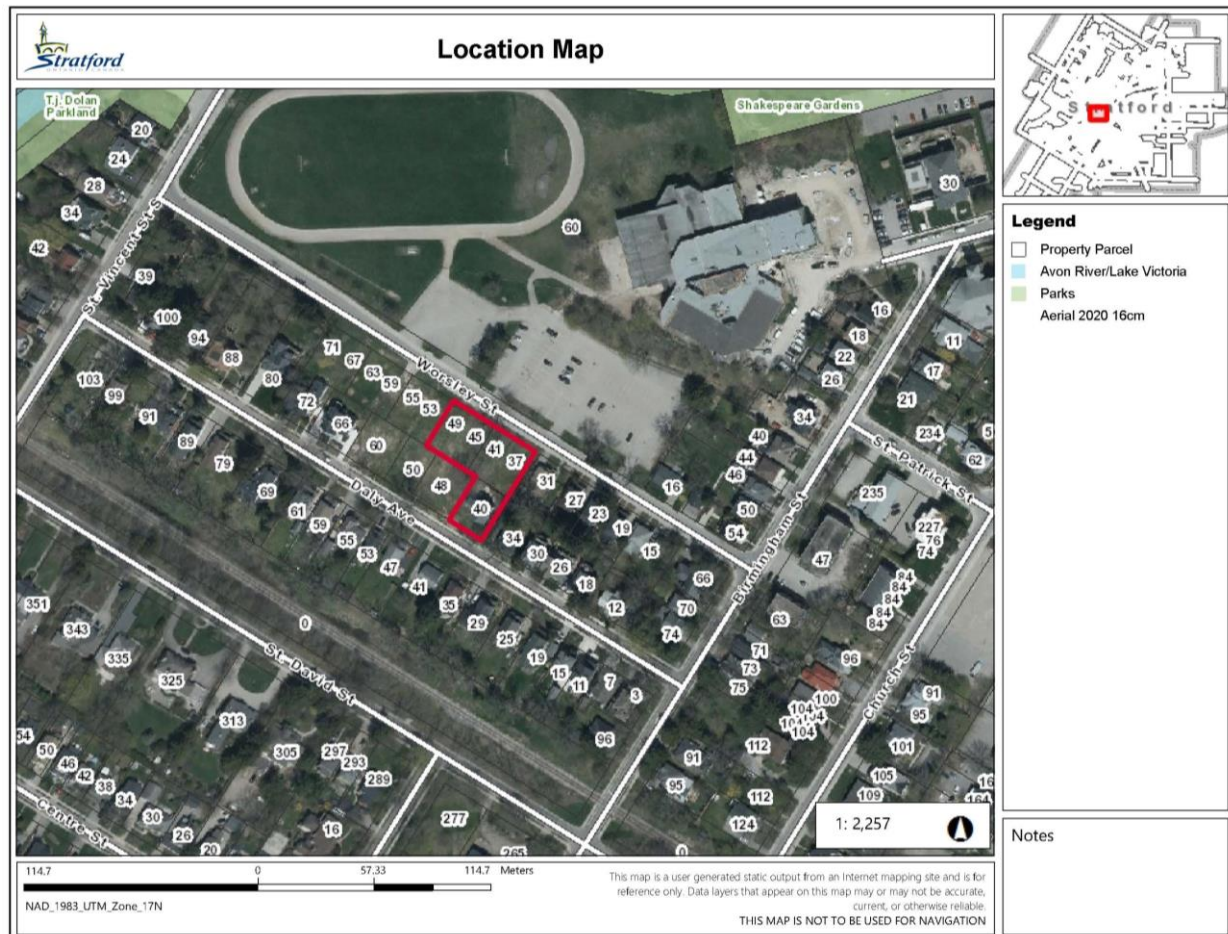
| Characteristic | Information                  |
|----------------|------------------------------|
| Existing Use:  | Dwellings under construction |

| Characteristic | Information   |
|----------------|---|
| Frontage:      | 47.28 m on Worsley Street and 18.7 m on Daly Avenue |
| Depth          | 25.9 m  |
| Area           | 1,704.35 m <sup>2</sup>                             |
| Shape          | Regular   |

### Surrounding Land Uses:

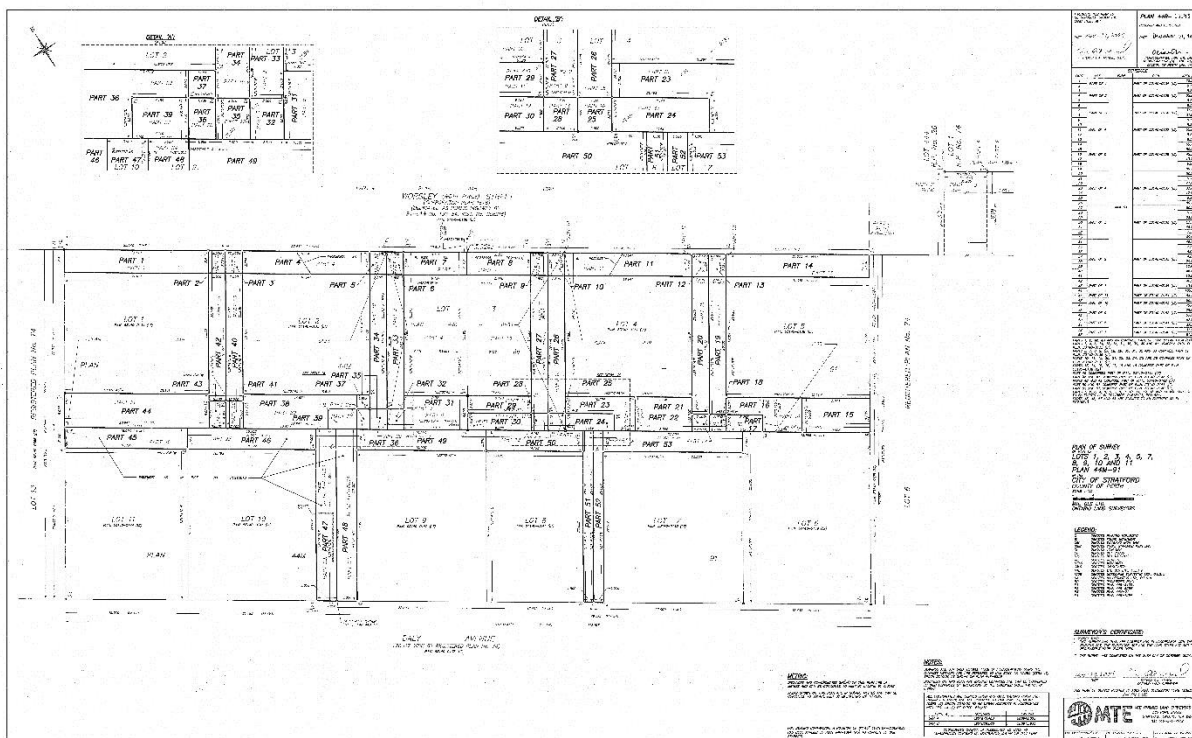
| Direction | Use                           |
|-----------|-------------------------------|
| North     | Stratford Intermediate School |
| East      | Low density residential       |
| South     | Low density residential       |
| West      | Low density residential       |

### Location Map



Please note that the aerial imaging shown above is from 2020 and therefore does not show construction activity that has since occurred in the area including the semi-detached dwellings on the subject lands under construction.

## Reference Plan



**Analysis:** The purpose of this request is to permit the creation of easements over Lots 4 and 5 in favour of Lots 6 as follows pursuant to Plan 44R-6295 as shown above: regarding Parts 15, 16 and 17, an easement for access to the retaining wall on Lot 5 for the owner of Lot 6; regarding Parts 13, 17, 18 and 19, an easement for access for storm drainage and access to municipal servicing on Worsley Street on Lot 5 for the owners of Lot 6; and, regarding Parts 12, 20 and 21, an easement for access to storm drainage to Worsley Street on Lot 4 for the owners of Lot 6. Staff are supportive of allowing part lot control exemption to permit the creation of required easements over Lot 4 and 5 to facilitate land development and required services on Lot 6.

**Financial Implications:** None.

**Staff Recommendation:** THAT Council approve Application for Part Lot Control Exemption (PLC03-25) to exempt Lot 4, 5 and 6 on Registered Plan 44M-91, to permit the creation of required easements over Lots 4 and 5, in favour of Lot 6.

### Recommended by:

Marc Bancroft, MPL, MCIP, RPP, Manager of Planning

### Reviewed and Approved for Council by:

Adam Betteridge, MPA, MCIP, RPP, Interim CAO / Director of Building and Planning Services