

A Portion of the Lands Formerly Known as 115 Torbarrie Road (Block 152 on Plan 66M-2436) – Extension of Part Lot Control Exemption – Supplementary Report

Date:	May 9, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	16 140595 WET 07 PL

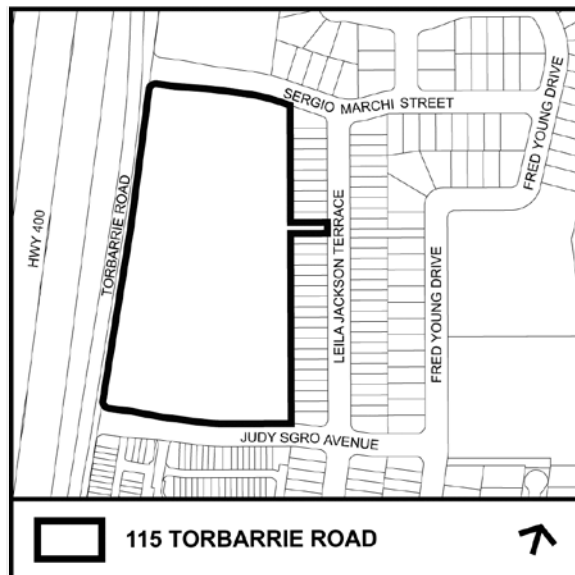
SUMMARY

By-law No. 821-2015 lifted Part Lot Control for several Parts on Plan 66R-26186 in order to allow for the creation of freehold lots to be sold to the public. The legal description in Schedule "A" to By-law 821-2015 inadvertently left out six parts (Parts 230-232, 234, 237 and 239) on Plan 66R-26186 that are very small portions of future freehold lots. Therefore, an amendment to Schedule "A" is required to add these parts to the legal description to which the By-law applies.

RECOMMENDATIONS

The City Planning Division recommends that the Recommendations in the April 20, 2016 Report from the Director, Community Planning, Etobicoke York District be deleted and replaced with:

1. City Council amend Schedule "A" to By-law No. 821-2015 to add Parts 230, 231, 232, 234, 237 and 239 on Plan 66R-26186 to the lands that are subject to Part Lot Control Exemption.



2. City Council amend By-law No. 821-2015 to extend the expiration of part lot control exemption until July 9, 2017 with respect to the lands formerly known as 115 Torbarrie Road (Parts 1-20, 29-30, 32-34, 36-42, 49-50, 60, 109-114, 150-151, 155-183, 185-188, 191-193, 221-224, 230-232, 234, 237 and 239 of Block 152 on Plan 66M-2436).
3. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the By-law extending part lot control exemption.
4. City Council authorize and direct the City Solicitor to register the By-law extending part lot control exemption on title.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

By-law No. 821-2015 lifted Part Lot Control for several Parts on Plan 66R-26186 in order to allow for the creation of freehold lots to be sold to the public. The legal description in Schedule "A" to By-law 821-2015 inadvertently left out six parts (Parts 230-232, 234, 237 and 239) on Plan 66R-26186 that are very small portions of future freehold lots. Therefore, an amendment to Schedule "A" is required to add these parts to the legal description to which the By-law applies.

One freehold lot that contains one of the six excluded parts has been sold by the applicant. This lot consists of Parts 60 and 237. These two parts should be added to the lands in which the extension of By-law 821-2015 applies in order to enable a subsequent re-transfer of the freehold lot if necessary. The remaining five excluded parts are a part of the current application to extend the expiry of part lot control.

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SIGNATURE

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