



NOTICE OF MOTION

Amending Part Lot Control Exemption By-Law for 276-294 Main Street

Moved by: Councillor Bradford

Seconded by: Councillor Pasternak

SUMMARY:

On December 15, 2023, City Council adopted the Part Lot Control Exemption Application Decision Report (2023.TE9.22), and enacted the associated Part Lot Control Exemption By-law (By-law 1271-2023) for the development located at 276-294 Main Street. The intent of the Part Lot Control Exemption Application and associated by-law were to permit the division of the site into four lots and transfer ownership into stratified parcels. This was extended in July 2025.

The applicant has now elected to proceed with a different land division method through a Plan of Condominium application. These two approaches are distinct mechanisms for land division and it is not appropriate in this case for both to apply concurrently.

This motion will authorize the City Solicitor to introduce a by-law repealing the existing PLCE By-law. Repealing the PLCE By-law will allow the applicant to advance the already draft-approved condominium application, and will ensure that the division of the lands occurs in a controlled and coordinated manner through the condominium process, thereby supporting the orderly and planned development of the site.

RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2023.TE9.22 by adding the following new Part:

7. City Council authorize the City Solicitor to repeal or amend the Part Lot Control Exemption By-law to delete part of the lands described in the By-law, if the City Solicitor determines it is appropriate to do so, in her sole discretion after consulting with the Executive Director, Development Review.