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To: Council & June Gallagher, Municipal Clerk
From: Ryan Windle, Director of Planning and Development Services
Date: January 24, 2022
Memo #: Memo-001-22
File No.: ZBA2021-0026
Re: By-law to Exempt Part Lot Control, Applicant: 2174372 Ontario Ltd

Please be advised that the Director of Planning and Development Services has approved the referenced application for Exemption of Part Lot Control submitted by 2174372 Ontario Ltd./ Highcastle Homes. A copy of the approval letter is attached.

The subject lots were draft approved and zoned for townhouse dwellings as part of previous applications (C-C-2021-0001 and ZBA 2017-0024) See Key Map below.

The passing of this By-law to exempt lands from Part Lot Control does not have the effect of adding units or modifying the intent of the original development applications. Building Permits for these townhome dwellings have been issued, construction is underway and closings are imminent.

As such, please forward the attached By-law to exempt the Part Lot Control to Council for approval.

Once approved by Council, please forward the approved by-law and the attached Unit Type and Number Summary Table to the Regional Municipality of Durham and the Municipal Property Assessment Corporation (MPAC), applicant and agent.

If you have questions, feel free to contact the Planner on the file:

Sean Jeffrey, Planner I (sjeffrey@clarington.net, 905 623-3379, ext. 2420).



Ryan Windle,
Director of Planning and Development Services