

Application for Exemption from Part-Lot Control

Directions for Applicants

Applications for Exemption from Part-Lot Control for ALL residential properties and for most developed non-residential properties will not be accepted unless the proposal has been the subject of a planning process, such as a rezoning or minor variance application, that included a public meeting component. In cases where the proposal was not subject to a public meeting process, the applicant will be required to submit an application for consent with the Land Division Committee.

Lands must be located within a registered plan of subdivision in order to be eligible to be exempted from part-lot control.

NOTE: Legal Services Fee - \$802.30 (\$710.00 plus HST of \$92.30) plus disbursements. Fee must be paid with the application.

APPLICATION REQUIREMENTS

RESIDENTIAL LOTS

- 1) One completed and signed application form
- 2) Application Fee: \$1,392.00 PLUS \$57.00 for each lot or block created;
- 3) Four copies of a reference plan - draft is acceptable (all existing buildings and all setbacks must be shown);
- 4) Four copies of surveyor's schedule, indicating:
 - a) frontage at the street line and at 7.5m back from the street line of each proposed lot
 - b) area of each part shown on the reference plan
 - c) use of each part (i.e., easements, right of ways, etc.);
- 5) Certification from a consulting engineer advising that the proposed lot lines do not conflict with the location of lateral services, the drainage plans or proposed site plan items;
- 6) Four copies of a site plan, if applicable.

VACANT INDUSTRIAL LOTS

- 1) Fee: \$1,392.00 PLUS \$57.00 for each lot or block created;
- 2) Four copies of the draft reference plan, if available
- 3) Four copies of surveyor's schedule, indicating:
 - a) frontage at the street line and at 7.5m back from the street line
 - b) area of each part shown on the reference plan
 - c) use of each part (i.e., easements, right of ways, etc.);
- 4) Certification from a consulting engineer advising that the proposed lot lines do not conflict with the location of lateral services, the drainage plans or proposed site plan items;
- 5) One copy of the registered subdivision plan;
- 6) Electronic registration of restrictions document general consenting to the registration of restrictions, prohibiting the transfer/charge of less than the whole of a lot or block without the consent of the City of Mississauga. The registered restriction is to be provided to the City prior to Council considering the exemption from part-lot control by-law.

A precedent copy may be obtained from:

Development Services, 3rd Floor
Planning and Building Department
City of Mississauga 905-615-3200 ext. 5523

GENERAL INFORMATION

- 1) The part-lot control exemption provisions of the *Planning Act* apply only to properties located within registered plans of subdivision.
- 2) The applicant is required to file a complete request. A file number will not be assigned and the processing of the application will not commence until all the required material has been submitted.
- 3) If the application does not conform to the City of Mississauga's Zoning By-law, a rezoning or minor variance application must be submitted, approved and finalized prior to Council enacting the exempting part-lot control by-law.
- 4) Following a preliminary review, additional information may be required before an application can be processed or finalized. You will be notified should this be the case.

IMPORTANT NOTICE

EXPIRATION OF EXEMPTION FROM PART-LOT CONTROL BY-LAWS

All exemption from part-lot control by-laws expire after three years. Please ensure that all land transfers occur within 3 years of the enactment of the part-lot control exemption by-law.

January 2016