



CORPORATION OF THE  
MUNICIPALITY OF NORTH GRENVILLE

AGENDA

Wednesday, February 19, 2025, 6:30 p.m.  
Held in Council Chambers, 285 County Road 44

Pages

**A. HOW TO PARTICIPATE IN THE MEETING**

The Council meeting will take place in Council Chambers beginning at 6:30 p.m. This meeting is a reconvening of the Regular Council Meeting which occurred on Wednesday February 12, 2025.

The Council meeting will be live streamed on YouTube commencing at 6:30 p.m. To view the live stream visit:

<https://www.youtube.com/@NorthGrenville/streams>

To view the original Agenda, [Council Meeting - February 12, 2025](#)

**B. MEETING CALLED TO ORDER**

**Recommendation:**

THAT Council reconvenes the Regular Council Meeting which was suspended on February 12, 2025, at 9:48p.m. on February 19, 2025, at \_\_\_\_\_ p.m.

**C. LAND ACKNOWLEDGMENT**

The Municipality of North Grenville acknowledges that the Municipality operates on the territory of the Anishnabek.

We recognize all First Nations, Métis, and Inuit peoples who now call North Grenville their home. We respect and support the need for cultivating a strong relationship, and we commit to Indigenous-informed decision making to foster the path towards reconciliation.

**D. APPROVAL OF THE AGENDA**

Agenda originally approved on February 12, 2025.

No further action required at this time.

**E. CLOSED SESSION**

None.

**F. OUT OF CLOSED**

None.

**G. DISCLOSURE OF INTEREST**

**H. PRESENTATIONS/DELEGATIONS**

None.

**I. CONSENT AGENDA**

Council approved the Consent Agenda on February 12, 2025 as amended. Item I.2 eQuinelle Phase 6A – Part Lot Control Exemption (See Item K.7.4) was removed from the Consent Agenda to be voted on separately by Councillor O'Sullivan

No further action required.

**J. MINUTES OF PREVIOUS MEETINGS**

Minutes of the Regular Meeting held on February 4, 2025, were approved as part of the Consent Agenda on February 12, 2025.

No further action required.

**K. REPORTS**

**K.1 ZBA-19-24 1310 Scotch Line Road East**

Council conducted the Public Meeting under the *Planning Act* on February 12, 2025

Council approved By-Law 12-25 on February 12, 2025

No further action required.

**K.2 ZBA-02-25 1311 Scotch Line Road East Zoning Report**

Council conducted the Public Meeting under the *Planning Act* on February 12, 2025

Council approved By-Law 13-25 on February 12, 2025

No further action required.

K.3 Office of the Chief Administrative Officer

K.3.1 Procedure By-Law First Reading

Council approved the first reading of the Procedure By-Law on February 12, 2025.

No further action required.

K.4 Client Services

K.5 Corporate Services

K.6 Emergency and Protective Services

K.7 Finance

K.8 Parks, Recreation, and Culture

K.9 Planning and Development

K.9.1 Oxford Village Phase 2 – Draft Conditions

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**Recommendation:**

THAT Council recommends to the United Counties of Leeds and Grenville draft conditions provided in Attachment “A” for Phase 2 of the Oxford Village Subdivision (File No. 07-T-20241).

K.9.2 Signs By-Law

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**Recommendation:**

THAT Council enact by-law No. 15-25 to amend by-law No. 47-16;

AND THAT Council direct staff to conduct a full review of the current Signs By-Law in consultation with local businesses and members of the public and return to Council with a report in the fall of 2026.

K.9.3 ARU Initiative

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**Recommendation:**

THAT Council receives this report for information purposes.

Matter pulled from CONSENT on February 12, 2025 to be voted on separately

**Recommendation:**

THAT Council approve and enact By-Law 14-25 to lift part lot control within Phase 6A of the eQuinelle Subdivision

K.10 Public Works

L. CORRESPONDENCE

M. OTHER BUSINESS

N. NOTICE OF MOTIONS

N.1 Nation Valley ATV Club Application to United Counties of Leeds and Grenville (Deliberation)

*Deputy Mayor John Barclay*

**Recommendation:**

WHEREAS the Nation Valley ATV Club has requested that the United Counties of Leeds and Grenville permit ATV traffic on two specific sections of County Road 20 within North Grenville;

AND WHEREAS ATV traffic is permitted on various sections of other county roads as set out in By-Law 15-50 ,as amended, of the United Counties of Leeds and Grenville;

AND WHEREAS ATV traffic is permitted on municipal roads within North Grenville as set forth in By-Law 58-18, as amended, being a by-law to regulate the operation of off-road vehicles on municipal roads;

AND WHEREAS the Nation Valley ATV Club's request is in line with the municipal and county goals to enhance connectivity for trail users while also maintaining safety for all road users;

NOW THEREFORE be it resolved that the Municipality of North Grenville supports the Nation Valley ATV Club application to the United Counties of Leeds and Grenville to permit ATV traffic on two specific sections of County Road 20 within the Municipality of North Grenville;

AND THAT Council authorize the Mayor to sign and deliver the attached Letter of Support to the United Counties of Leeds and Grenville.

**O. INTRODUCTION & CONSIDERATION OF BY-LAWS**

**O.1 By-Law 12-25**

A By-Law to Amend By-Law 50-12, being a By-Law to regulate the use of land and use of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at 1310 Scotch Line Road East

Council approved February 12, 2025. No Action Required.

**O.2 By-Law 13-25**

A By-Law to Amend By-Law 50-12, being a By-Law to regulate the use of land and use of buildings and structures within the Municipality of North Grenville, for the zoning of lands located at 1311 Scotch Line Road East

Council approved February 12, 2025. No Action Required.

**O.3 By-Law 14-25**

A By-Law to exempt certain lands from part lot control within Phase 6A of the eQuinelle Subdivision

**O.4 By-Law 15-25**

A By-law to amend By-law No. 47-16, Signs By-law, for Temporary Permit Exemptions

**O.5 By-Law 16-25 (First Reading)**

A By-law of the Corporation of the Municipality of North Grenville to Regulate Proceedings of Council and its Local Boards and Committees

Council approved the first reading February 12, 2025. No Action Required.

**P. PERIOD FOR QUESTIONS FROM THE PUBLIC & MEDIA RELATING TO AGENDA ITEMS**

**Q. CLOSE OF MEETING**

**Recommendation:**

Be it resolved that:

By-Law 17-25 to confirm the proceedings of Council at its regular meeting held on February 12, 2025 and continuing on February 19, 2025 be adopted and passed.

Q.2 Resolution to Adjourn

**Recommendation:**

Be it resolved that:

this regular meeting of Council adjourn at \_\_\_\_\_ p.m.



## Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: Oxford Village Phase 2 – Draft Conditions

Report No: PD-2024-064

Prepared by: Phil Mosher

### Recommendation(s)

THAT Council recommends to the United Counties of Leeds and Grenville draft conditions provided in Attachment “A” for Phase 2 of the Oxford Village Subdivision (File No. 07-T-20241).

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### Executive Summary

#### Purpose

- To provide recommended draft conditions for the Oxford Village Subdivision (Phase 2).

#### Key Findings

- The Municipality of North Grenville was circulated on the subject application (07-T-20241) by the United Counties of Leeds and Grenville on December 1, 2023.
- The related Zoning By-law Amendment Application (File No. ZBA-12-23) was received on the same date.
- Council approved an amending zoning by-law on March 20, 2024 (By-law 21-24) which implemented new zoning at the subject lands (Attachment #1).
- Draft conditions have been drafted in coordination with municipal departmental staff and discussed at several iterations of the Development Review Team.
- Proposed Draft Conditions establish matters to be addressed prior to registration of lots at the subject lands. Conditions include matters relating to stormwater management, phasing, transportation, site servicing, affordable housing requirements, financial requirements and parkland dedication.
- All conditions must be cleared before registration of the subdivision occurs.

## Financial Implications

- There are no financial implications from the establishment of draft conditions which will be forwarded to the United Counties of Leeds and Grenville.

## Background/Analysis

The Municipality was circulated on a Plan of Subdivision application by the United Counties of Leeds and Grenville on December 1, 2023. This was accompanied by a concurrent application to re-zone the same lands, on the same date.

The subdivision concept proposes a total of 955 dwelling units within the subject lands (see attachment #2). These dwelling units would be a mix of dwelling types, ranging from single-detached dwellings to apartment-style dwellings. The subdivision proposes lands to be conveyed to the Municipality for parkland dedication as well as pathway connections and open space/conservation lands. A total of 9 streets are proposed in the overall concept. The conceptual 955 dwellings would be spread over 110 lots, and 31 blocks.

Discussions have been held with the developer regarding these draft conditions and there is general acceptance on the proposed conditions that staff recommends.

The draft conditions are broken into sections as follows:

Conditions 1-10	general / overview
Conditions 11-18	traffic related
Condition 19	parkland
Condition 20	zoning
Condition 21	utility
Conditions 22-28	stormwater
Conditions 29-35	servicing
Conditions 36-38	environmental
Condition 39	affordability
Condition 40-42	geotechnical
Condition 43-44	Canada Post
Condition 45	offers of purchase and sale

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	1	Balanced and environmentally sustainable growth
<b>Goal</b>	1.5	Explore Opportunities for Increasing Housing Supply and Mix
<b>Key Action</b>	1.5.4	Identify opportunities for residential infill and intensification.

## Options and Discussion



1. Approve the recommendation - **RECOMMENDED**
2. Do not approve the recommendation

## Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount: Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## Internal/External Consultation

Consultation for plans of subdivision is directed by the *Planning Act*. While public meetings are no longer required to be held for plans of subdivision, a public meeting was held for the related zoning amendment application (ZBA-12-23). During that consultation period, comments were received during the public meeting. Many of these comments related to the loss of vegetative cover at the subject property, however comments were also raised regarding the status of the Settlers Trail. The Transportation Master Plan identifies the Settler's Trail as a roadway; however a timeline is not specified.

It is anticipated that this trail will remain as a trail for now. Therefore, draft condition #12 requires that the Owner develop and submit a plan for traffic calming measures or coordinate with adjacent developers, which is focused on pedestrian and cyclist safety around crossings of the Settlers Trail. Further, blocks are proposed to be transferred to municipal ownership adjacent the Settlers Trail to ensure that a vegetative buffer remains in place over time and as long as the Settlers Trail remains as a trail.

## Communications

Any decision made on the draft conditions will be communicated with the United Counties of Leeds and Grenville as well as the applicant of the lands.

## Attachments

- Attachment "A" – Draft Conditions
- Attachment 1 – amending zoning by-law
- Attachment 2 – current concept plan

## Overview

1. This approval applies to the draft plan prepared by Ontario Land Surveyor, Annis O'Sullivan Vollebakk Ltd., on December 2, 2024 which shows a total of one-hundred-and-ten lots (Lots 1 to 110), thirty-four (38) blocks (Blocks 111 to 149), nine (9) streets (Streets 1-7 as well as DePencier Drive and Sentosa Street. Of the blocks identified within the Draft Plan:
  - a. Block 123 is reserved for a community centre, however ownership will be retained by the LA Development Inc. with the ability for potential future partnerships with the Municipality.
  - b. Blocks 129-132, inclusive, and Block 142 are proposed to be dedicated to the Municipality as green links/linear parks and are contributory towards parkland dedication.
  - c. Blocks 133-136, inclusive, are proposed to be transferred to the Municipality for open space, with Block 133 being considered for parkland dedication and Blocks 134, 135 and 136 as drainage conveyance.
  - d. Block 141 is proposed to be transferred to the Municipality for pathway/road connections. Block 141 is not considered as parkland dedication.
  - e. Blocks 138-140 are proposed to be transferred for road-widening. Although this is the case, it is acknowledged that roadways are not currently proposed and that the lands would instead function as a vegetative buffer adjacent the Settlers Trail. Condition 17 below includes appropriate wording to be included in the Subdivision Agreement acknowledging the purpose of these blocks with a requirement for them to remain in a planted state so long as the Settlers Trail remains as a trail.
  - f. Blocks 143-145 represents the Niblett Wetland and adjacent lands. These lands are to be transferred to the Municipality for ownership, although this does not contribute to parkland dedication.
  - g. Blocks 146-148, inclusive are to be deeded to the appropriate road authority and would only be released back to the developer upon consent of future phases of development.
  - h. Blocks 111-122 and blocks 124-128 are proposed as future residential blocks, being generally townhouse and multi-dwelling blocks.
2. This Draft Approval is granted for a 3-year period from the date of original Notice of Decision, at the end of which, should the lots not be registered, the Draft Approval shall lapse. This shall be to the satisfaction of the Municipality of North Grenville (the "Municipality") and the United Counties of Leeds and Grenville.
3. An extension of the Conditions of Draft Approval may be sought from the United Counties of Leeds and Grenville. The Draft Approval may be extended for additional periods not to exceed 12 (twelve) months and shall be granted only with the written concurrence of, and to the satisfaction of, the Municipality and the United Counties of Leeds and Grenville.
4. That the Owner enter into a subdivision agreement between the Owner and the Municipality to the satisfaction of the Municipality.

5. The Owner acknowledges and agrees that the subdivision agreement between the Owner and the Municipality shall be registered against the lands to which it applies once the plan of subdivision has been executed. This shall be to the satisfaction of the Municipality.
6. Prior to registration, the Owner shall deposit with the Municipality security in the form of a letter of credit representing 100% of the estimated cost of all on-site and off-site works to be provided with respect to the subdivision. The letter of credit shall be reduced, in accordance with the terms and conditions of the subdivision agreement, as works are completed to the satisfaction of the Municipality, including engineering and other certification of the works, and digitized copies of as-built drawings relating to the work for which the final release is sought.
7. The Owner covenants and agrees that prior to final approval the Owner shall have agreed to, or complied with, the Municipality's requirements concerning the construction of the development, landscaping, parking facilities, access for fire protection and maintenance of facilities. This shall be to the satisfaction of the Municipality.
8. The Owner covenants and agrees that the streets included in this draft plan shall be shown and dedicated as public highways.
9. The Owner covenants and agrees that the streets shall be named to the satisfaction of the Municipality.
10. Prior to registration, The Owner covenants and agrees to provide an overall phasing plan which will identify distinct phases of the subdivision for development. The Owner further covenants and agrees that wording will be included within the subdivision agreement indicating triggers for entering into subsequent phases of development.

#### **Traffic related**

11. Prior to registration of the subdivision agreement, the owner covenants and agrees to provide a more detailed transportation impact study for the proposed subdivision, consistent with the most current policies such as the Official Plan and Transportation Master Plan. This report will be consistent with the document titled "Transportation Impact Study – Oxford Village Phase 2" prepared by Arcadis and dated November 17, 2023, not precluding additional requirements at the reasonable discretion of the Municipality. This addendum shall be prepared by a licensed or registered professional with expertise in the field of transportation planning and/or traffic operations and the Owner agrees to design and construct, at no cost to the Municipality, fully accessible walkways, and related works through the length of public lands to the satisfaction of the Municipality. The study shall comply with, but not be limited to compliance with, the Municipality's Transportation Master Plan, Engineering Standards, Developer's Guide and Trails Master Plans. The addendum will be consistent with other relevant Traffic Impact Studies completed within

the study area prior to the date of registration. The Addendum report will need to demonstrate the following:

- a. How the wetland crossing connection can be advanced in the event that Country Road 43 is not widened west of County Road 44; and that before consideration is given to developing new infrastructure, the use of existing infrastructure should be optimized as per the Provincial Planning Statement, 2024.
  - b. That any necessary infrastructure upgrades to municipal or county roads, including but not limited to, County Road 43, County Road 44, or DePencier Drive, to allow the site to operate at acceptable levels of service are identified, including arrangements regarding the developer's financial contribution requirements. Necessary infrastructure upgrades may include interim construction or off-site expansion of existing road networks.
  - c. That the Owner has developed a staging program outlining the specific costing arrangements and responsibilities including financial mechanisms by which other benefiting property owners will contribute to the financial reimbursement of the Owner and the Municipality for the provision of the infrastructure. This may include any required upgrades should post-development analysis warrant additional works.
  - d. Identify the timing, performance standards and thresholds of each phase and the corresponding service level required, with provision thereof before progressing to subsequent stages.
  - e. How traffic considerations are consistent with the Municipality's Developer's Guide, including:
    - i. Complete streets
    - ii. Sustainable design (including low-impact development) and support of zero-and low-emission vehicles
    - iii. That development is oriented to back onto collector roads rather than fronting onto them and oriented to maximize passive solar gain
  - f. How the subject lands have considered adjacent developments, and their transportation impact reports (cumulative effects).
  - g. It has referenced other reports submitted in support of the subdivision, including any submitted Environmental Impact Statement (EIS), geotechnical analysis, stormwater management report, servicing report and planning rationale. Of particular note, other reports submitted in support of the development advocate for the use of permeable pavement materials where possible and maintaining the 30-metre buffer surrounding the wetland.
12. Prior to registration of the subdivision agreement, for all or part of the lands, the Owner covenants and agrees to develop and submit a plan for traffic calming measures, or coordinate with adjacent developers and developments, focusing on pedestrian and cyclist safety around crossing(s) of the Settler's Trail. This is to be incorporated into the addendum of the Traffic Impact Statement referenced in Condition #11 above.

13. Prior to registration of the subdivision agreement, the Owner covenants and agrees to develop and submit a construction safety plan to address pedestrian and user safety around Settler's Trail during the construction of all roads and lots that cross over or are adjacent to the trail.
14. The Owner covenants and agrees that the subdivision agreement will include provisions outlining responsibilities for a four-season, off-site active transportation multi-use pathway to be built upon municipal road allowances and specifically the DePencier and Pinehill unopened road allowances. The Owner acknowledges that this path will extend from the boundary of the Phase 1 Oxford Village Subdivision along the DePencier road allowance until it intersects the Pinehill Road allowance, where it will turn south and continue until it connects to County Road 43. The Owner further acknowledges that all construction and design costs for the multi-use path will be his responsibility. The Owner and Municipality acknowledge that an illumination plan will be submitted by the Owner for the multi-use pathway. The Owner and the Municipality further acknowledge that the Municipality will agree to cost-sharing 50% of the design and construction of the proposed illumination plan for the multi-use pathway.
15. The Owner covenants and agrees that the subdivision agreement will include provisions outlining responsibilities for street entrances, on-street parking, highway related improvements, including, but not limited to, the expansion of County Road 43 west of the County Road 44 / County Road 43 intersection as outlined in the final Traffic Impact Statement or Addendum and that any and all required measures identified are in place before each threshold is met.
16. The Owner covenants and agrees that the subdivision agreement shall include wording requiring the Owner to, at their own expense submit a post-development analysis, of the traffic impacts, mitigation measures and verification of assumptions. Dependent on the post-development analysis, the Owner will be responsible for any additional works to be completed where previously identified and implemented measures have proven to be insufficient or the resulting impact is greater than initially indicated. This analysis will be consistent with e-mail correspondence between the Municipality and Arcadis IBI dated December 18, 2024. For clarity, a copy of this correspondence is included as an appendix to these draft conditions (Appendix "A"). The post-development analysis shall occur upon full occupancy of the existing Oxford Village Phase 1 subdivision, or 2028, whichever comes first and shall be completed between the months of September and November.
17. Prior to registration, the Owner shall provide for temporary turnarounds or 0.3 metre reserves for all streets terminating at the edge of any phase of development, to the satisfaction of the Municipality. The Owner agrees that it will convey to the Municipality at no cost, any temporary easements that may be required in order to establish the temporary turnarounds. Turning circles(s) may include a 0.3 metre reserve along the perimeter of any temporary turning circle(s), to the satisfaction of the Municipality. For any portion of the temporary turn-around, easements that do not form part of the permanent road allowance, the easements shall be released at the expense of the Owner when the easements are no longer required by the Municipality.

18. The owner covenants and agrees that the subdivision agreement shall include appropriate wording acknowledging the purpose of Blocks 138-140 with a requirement for them to remain in a planted state so long as the Settlers Trail remains as a trail.
19. The owner covenants and agrees that daylighting triangles shall be provided as per the draft plan at all intersections and locations identified by the Municipality and shall be dedicated as part of the public highways on the final plan. This shall be to the satisfaction of the Municipality.

## **Parkland**

20. The Owner agrees to convey up to 5% of the land included in the plan to the Municipality for park or other public recreational purposes. Alternatively, the Municipality may require cash-in-lieu for all or a portion of the conveyance. It is acknowledged that the Niblett wetland and their adjacent lands are not considered as contributory towards the 5% of parkland.

## **Zoning**

21. The Owner covenants and agrees that prior to registration of the plan of subdivision, the proposed plan of subdivision shall be appropriately zoned with a Zoning By-Law Amendment approved under the requirements of the Planning Act, with all possibility of appeal to the Ontario Land Tribunal (OLT) exhausted. This shall be to the satisfaction of the Municipality.

## **Hydro / Utilities**

22. The Owner covenants and agrees that prior to final approval the Owner shall enter into an agreement with Hydro One Networks and other utility companies for the provision of services to the development and shall transfer such easements as and when required. This shall be to the satisfaction of the Municipality.

## **Stormwater Management**

23. The Owner covenants and agrees that prior to registration, the Owner shall submit to the Municipality a drainage report and stormwater management report, which will be to the satisfaction of the Municipality. The report shall include recommended long-term maintenance procedures. The final stormwater management report shall be in keeping with the "Functional Servicing Report / Design Brief" prepared by Arcadis and dated October 2023. Such reports shall be in accordance with any watershed or sub-watershed studies, conceptual stormwater management reports, Municipal or Provincial standards, specifications and guidelines. The reports shall include, but not be limited to, the provision of erosion and sediment control measures, implementation or phasing requirements of interim or permanent measures, and all stormwater monitoring and testing requirements. All reports and plans shall be prepared by a Professional Engineer, to the satisfaction of the Municipality. It is further acknowledged that the final report will consider geotechnical limitations which may be imposed based on Updated Geotechnical Investigation revised June 7, 2024. In addition to the above, it is expressly acknowledged that this report will need to address the following matters:
- a. Details of rear yard catch basins and easement designs
  - b. hydraulic calculations to demonstrate that post-development flows will not exceed pre-development flows from the site.
  - c. Erosion and sediment control plans and related maintenance details.
  - d. Demonstration of compliance with the Municipality's Engineering Standards.
  - e. That it has referenced other reports submitted in support of the subdivision, including any submitted Environmental Impact Statement (EIS), geotechnical analysis, traffic report or planning rationale. Of particular note, other reports

- submitted in support of the development advocate for the use of permeable pavement materials where possible and setbacks from the wetland.
  - f. the final stormwater management system for the subdivision which includes a description of the drainage standards to be applied in the design of the development.
  - g. the water quality control objectives to be achieved by the design.
  - h. a plan of the projected ponding on site for the 1:5 and 1:100-year storm events, satisfactory to the Municipality.
  - i. Specific details on any proposed modifications to watercourses or the wetland.
24. The Owner covenants and agrees that the subdivision agreement contains a clause that prior to commencement of construction of the subdivision (clearing, grubbing, roads, utilities, and any off-site works, etc.) the Owner shall:
- a. have an erosion and sediment control plan prepared by a qualified professional engineer in accordance with current best management practices
  - b. have applicable plans and reports approved by the Municipality
  - c. provide certification to the Municipality by a professional engineer that the applicable plans and reports have been implemented.
25. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality whereby the Owner acknowledges and agrees to implement all of the recommendations of the final approved stormwater management plan and report.
26. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality whereby the Owner acknowledges and agrees that all supporting stormwater management infrastructure must be completed and operational prior to the commissioning of the storm sewers. This may include, but not be limited to, the north berm stormwater outlet control. This may require the prior written approval of the Rideau Valley Conservation Authority under Section 28 of the Conservation Authorities Act (or as amended).
27. The Owner covenants and agrees that prior to final approval the Owner shall submit a copy of the proposed grading and drainage plan to the Municipality showing the intended treatment and runoff, all to the satisfaction of the Municipality.
28. The Owner covenants and agrees that the subdivision agreement shall contain appropriate wording for implementation of the grading / drainage / development plan. Implementation of the grading and drainage is completed in a number of steps throughout the construction timeline and the Municipality shall not issue building permits until the drainage and rough grading has been certified by the Owner's Engineer as sufficiently completed to ensure that drainage during construction will be directed to the designed system. This shall be to the satisfaction of the Municipality.
29. The Owner covenants and agrees that the subdivision agreement shall contain clauses whereby:



- a. The Owner agrees to implement (construct, maintain, and operate, if applicable) the final stormwater management facility and to undertake appropriate erosion and sediment control during all phases of site preparation and construction in accordance with the “Guidelines on Erosion and Sediment Control for Urban Construction Sites”, Government of Ontario, May 1987, as amended.
- b. The Owner acknowledges that all watercourses and floodplains are subject to the “Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation” (Ontario Regulation 41/24 under Section 28 of the Conservation Authorities Act), as administered by the Rideau Valley Conservation Authority (RVCA). The regulation requires that the Owner obtain the written approval of the Conservation Authority prior to any alteration, straightening, changing, diverting, or interfering in anyway with the channel of the watercourse or any development within the floodplain. Any application received in this regard would be assessed within the context of approved policies for the administration of the regulation, including those for the protection of fish habitat.
- c. All utility services within the subdivision shall be underground services.
- d. The Owner agrees that prior to commencing any grading or construction on any lot, to have prepared by a qualified professional a detailed report, drawings and site plans acceptable to the Municipality, which will show:
  - i. the location of all buildings and structures to be erected on the site and all final grades and elevation; and
  - ii. the means whereby the storm drainage will be accommodated; the means whereby erosion and siltation will be contained and minimized, both during and after construction. The grading, drainage and development plan shall be to the satisfaction of the Municipality.

## Servicing

- 30. The Owner covenants and agrees that the subdivision agreement shall provide for the development of the following related requirements and all other requirements related but not otherwise listed herein to the satisfaction of the Municipality:
  - e. the required water distribution system.
  - f. the required wastewater collection and transmission system.
  - g. the stormwater collection and treatment system; and
  - h. the public road system.
  - i. The Owner shall obtain all necessary approvals from the Ontario Ministry of Environment, Conservation and Parks (or equivalent) and copies shall be provided to the Municipality. The above-mentioned requirements shall be to the satisfaction and approval of the Municipality. Furthermore, the subdivision agreement shall contain appropriate provisions for the Municipality to assume ownership and operation of the works and systems in a manner satisfactory to the Municipality. The provision of works shall be specifically outlined within the servicing agreement, and the subdivision agreement shall reflect conditions therein.
  - j. All works shall be designed and constructed in accordance with the “Municipality of North Grenville Minimum Standards for Design, Construction and Approval of Municipal Infrastructure and Residential, Commercial and Industrial Development,” dated August 2022, as amended.

31. The Owner covenants and agrees that prior to registration of the subdivision agreement, a pre-servicing agreement outlining the infrastructure requirements for the development may be formalized and shall include financial commitments for the provision of sewage treatment capacity, sewage collection, water distribution and storage and water supply and stormwater management. The agreement shall also include the mechanism by which any other benefitting property owners will contribute to the financial reimbursement of the Owner and the Municipality for the provision of infrastructure.
32. The Owner covenants and agrees that the subdivision agreement will contain wording specifying that the development shall not connect to the Municipality's sewage collection or water distribution systems until a servicing agreement with respect to same, satisfactory to the Municipality, is executed between the Owner and the Municipality, and all applicable Municipal, County and Provincial approvals have been granted. The foregoing agreement shall include details with regard to all infrastructure, financial securities, facilities to be provided, inspections, timing of assumption of the services, and payment of all related costs associated with sewage treatment and water system capacity. These costs would include but not be limited to engineering design and/or review, construction and or/approval costs, legal, surveying and planning fees. The agreement shall include the repayment of any costs undertaken by the Owner by any benefitting property owners. This shall be to the satisfaction of the Municipality.
33. The Owner covenants and agrees that prior to registration of the subdivision agreement, a commitment of wastewater capacity will be required to be allocated. Additional capacity that exceeds the approved allocation will require approval from the Municipality. It is noted and agreed that the required phasing plan (condition 10) will need to be considered and that capacity allocation will only be granted for eligible phases.
34. The Owner covenants and agrees that the subdivision agreement will contain wording that such easements as may be required for drainage and municipal sewer and water service purposes shall be granted to the appropriate authority.
35. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality of North Grenville whereby the Owner acknowledges and agrees to implement preliminary information and recommendations regarding temporary dewatering during construction, if required.
36. Prior to registration of the subdivision agreement, the Owner covenants agrees that it shall submit detailed municipal servicing plans, prepared by a Civil Engineer licensed in the Province of Ontario to the satisfaction of the Municipality.

#### **Environmental Impact Statement**

37. The Owner covenants and agrees that the subdivision agreement will contain wording to the satisfaction of the Municipality of North Grenville whereby the Owner acknowledges and agrees to implement all of the recommendations in the report "*Environmental Impact Statement – Proposed Plan of Subdivision, Part of Lot 25, Concession 1 and 2, Oxford (on Rideau)*" dated August 21, 2023, prepared by GEMTEC. Should additional reports be

submitted to replace the GEMTEC report, they would need to ensure all GEMTEC recommendations are carried out. These include but are not limited to:

- a. Providing RVCA permits for any relocated headwater drainage features or watercourses.
  - b. Provision of a mitigation plan for Species at Risk, including black ash and Blanding's Turtles.
  - c. Ensuring that development maintains a 30-metre setback from the wetland boundary, either through zoning or other appropriate control measures.
  - d. Provision of and implementation of the required tree planting plan / forest management and restoration plan.
  - e. Provision of the tree mitigation plan, with potential wording being included on all offers of purchase and sale.
  - f. Installation of permanent wildlife exclusion fencing in consultation with MECP.
  - g. Creation of pollinator habitat
  - h. Provision of an Erosion and Sediment Control Plan
  - i. Provision of a wetland removal plan and mitigation plan (if required) in consultation with MECP.
  - j. Requirements to implement the best practice measures for mitigating cumulative impacts during construction as identified in the "Environmental Impact Study" or any subsequent report.
38. Before registration of the subdivision agreement, the Owner covenants and agrees to prepare and implement a monitoring program related to wetland water levels that includes a mitigation program to maintain hydrology of the feature within pre-construction levels to the satisfaction of the Municipality of North Grenville. This monitoring program should include pre-development baseline data, which should be made available to the Municipality prior to preparation of the monitoring program.
39. The Owner covenants and agrees that the subdivision agreement will contain a clause with wording to the satisfaction of the Municipality of North Grenville where the results of any wetland monitoring program are implemented.

### **Affordability**

40. The Owner acknowledges and agrees that the subdivision agreement shall contain wording to address housing affordability to the satisfaction of the Municipality in the following ways:
- a. provide 20% of new single-family dwellings that will be offered for sale with optional pre-designed secondary dwelling units as a means of providing affordable rental options.
  - b. That blocks 124 and 125 shall be developed via site plan control with a minimum of 10% of units being offered at affordable rates. "Affordable" can be defined based on the UCLG publication "Defining What is Affordable Housing in the United Counties of Leeds and Grenville", as amended, or based on other similar definitions to the mutual agreement of the Owner and the Municipality.

## **Geotechnical Investigation**

41. The Owner shall provide additional information prepared by a geotechnical engineer, licensed in the Province of Ontario, which is consistent with the updated Geotechnical Report provided by GEMTEC and dated June 7, 2024. Should additional reports be submitted to replace the GEMTEC report, they would need to ensure all GEMTEC recommendations are carried out. Any additional reports would be subject to third party review, and costs for review would be the responsibility of the Owner. Any additional report shall contain detailed information on applicable geotechnical matters and recommendations which matters shall include, but are not limited to:
- a. Sampling the silty clay for Atterberg Limit testing to supplement the requirements for tree planting setbacks.
  - b. Installing additional monitoring wells, to replace the ones that were destroyed from the original investigation, to measure the seasonal changes in groundwater levels, as well as seasonally high groundwater levels.
42. The Owner covenants and agrees that the subdivision agreement will contain wording, to the satisfaction of the Municipality, to address all recommendations contained within the GEMTEC June 7, 2024, Geotechnical Report, or subsequent additional reports. Should additional reports be submitted to replace the GEMTEC report, they would need to ensure all GEMTEC recommendations are carried out. Wording will address, but not be limited to:
- a. Recommended locations for stockpiling materials as well as recommended height of fill piles.
  - b. Construction recommendations for roads.
  - c. Recommendations for tree planting and tree-planting types based on the presence of silty clay deposits.
  - d. Incorporation of the City of Ottawa Tree Planting in Sensitive Marine Clay Soils – 2017 Guidelines.
  - e. Grade raise restrictions based on the presence of silty clay.
  - f. Groundwater management during dwelling excavation.
  - g. Pipe bedding, trench backfill and seepage barriers.
  - h. Winter construction
- It is further acknowledged that addressing these matters may lead to additional drawings, reports, studies or other similar documents that will be referenced in the subdivision agreement.
43. The Owner covenants and agrees that the subdivision agreement will contain satisfactory wording regarding the need to obtain any required Environmental and Sector Registry or Permit to Take Water approvals.

## **Canada Post**

44. The Owner covenants and agrees to provide evidence to the Municipality that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mailboxes (CMB).
45. The Owner agrees to include in all offers of purchase and sale a statement which advises the purchaser that Canada Post will deliver mail via a Community Mailbox. The Developer

also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox.

## **Offers of Purchase and Sale**

46. The Owner covenants and agrees that the subdivision agreement will include a schedule containing information to be provided on all offers of purchase and sale for lands within the subdivision. Information within said schedule may be variable based on the phase of development and may refer to specific information contained within any supplemental reports.

## **Appendix A – Scope of post-analysis transportation study (Related to conditions 11-18)**

### **Purpose:**

To validate trip generation assumptions and subsequent mitigations/warranted traffic control measures to support the OVI Phase 2 development. Also, to revisit timing of recommended infrastructure modifications, as warranted, to ensure transportation infrastructure will be implemented into accordance with the need for such measures as the development progresses.

### **Scope:**

LA Group will undertake a 5-day (Monday to Friday), two-way traffic count (AADT and weekday peak periods) at all three points of vehicle entry/egress: DePencier west phase limit, DePencier east phase limit, and Remillard south phase limit at County Road 43. (Depencier phase limits can extrapolate projections from Phase 1 TIS using 2% growth rate).

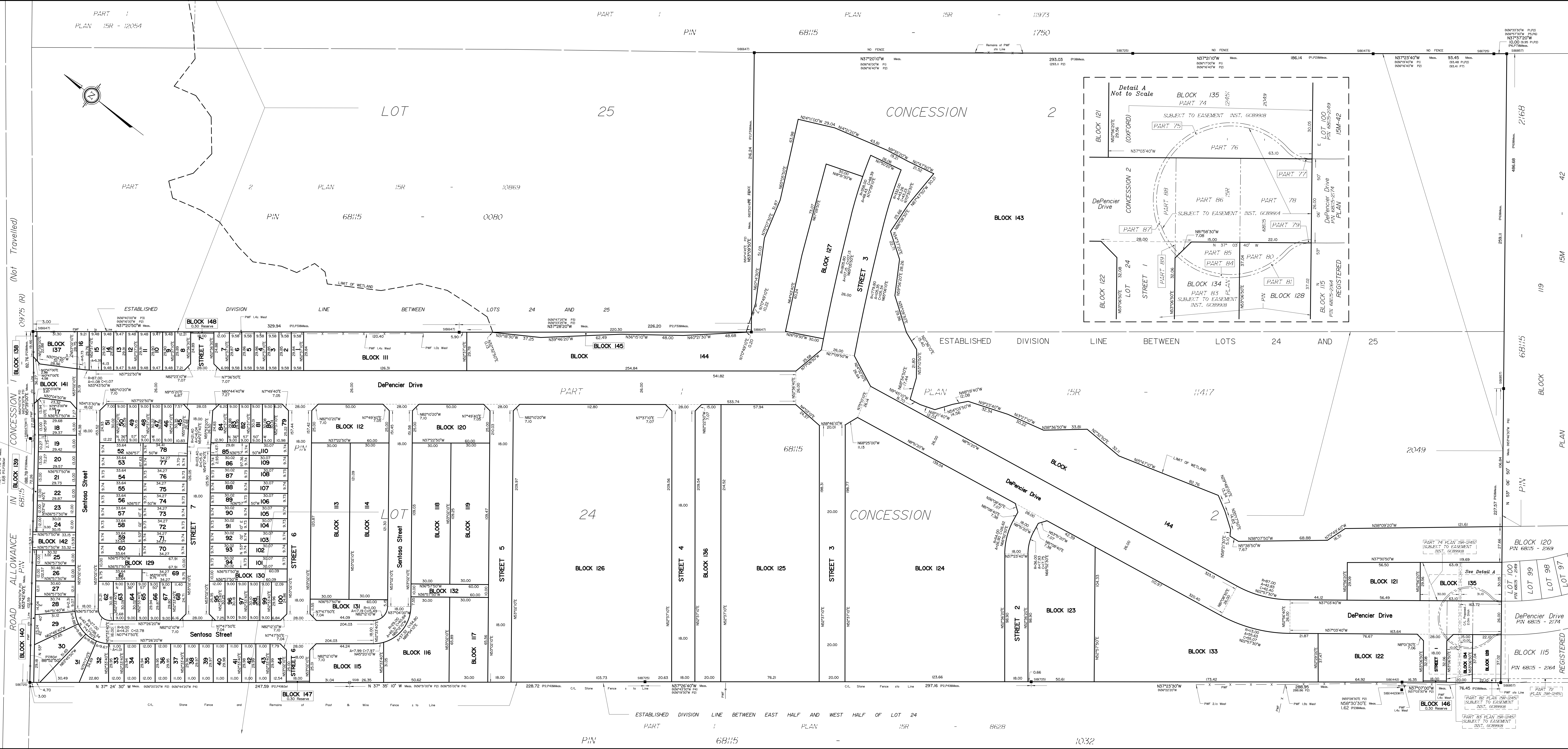
The study will be conducted in the first fall season after Oxford Village Phase 1 subdivision has been fully occupied, or 2028, whichever comes first, and be conducted between September and November. This timing will ensure Phase 1 build-out is complete, the required roundabout at Sommerville/Remillard Rd is constructed, and verification of whether the required widening of County Road 43 by 2032 will occur.

This information will be used to:

- 1) Establish the actual weekday peak hour/AADT vehicular traffic generation, comparing against trip generation projections established in Arcadis Transportation Impact Study Oxford Village Phase 2 (November 2023) to verify assumptions.
- 2) Note the two-way traffic volumes on CR43 east of Somerville Road and compare to typical operating capacity of 1000 vehicles per hour per lane. The observed volumes will be evaluated against the total traffic generation assumed in the Arcadis Transportation Impact Study Oxford Village Phase 2 (November 2023).

- 3) Based on the post-analysis results, and further discussion with the Municipality and County, additional analysis may be required to identify a revised timeline and implementation of warranted transportation infrastructure. The analysis will evaluate actual volumes vs thresholds within the tabularized mitigation measures as discussed in Conditions 11-18 of these Draft Conditions.

**Deliverable:** A brief technical memorandum comparing forecasted traffic generation against observed values to validate the assumptions of the Arcadis Transportation Impact Study Oxford village Phase 2 (November 2023 ). If warranted, additional analysis will be undertaken to identify advanced timing requirements and/or additional measures to address the forecasted capacity constraints as a result of the development.



REVISION SCHEDULE			
NO.	REVISION	DATE	BY
D5	Redesign Blocks 123 & 133	Nov 27, 2024	F
D4	Adding Blocks 144 to 149	Nov 21, 2024	F
D3	Drainage area revised (bk's 134, 135)	Nov 23 2023	I
D2	plan revised	Nov 2 2023	I
I	PRELIMINARY	Aug 15 2023	I

## NOTES AND LEGEND

-D	demolites	Survey Monument Planted.
■	"	Survey Monument Found.
SIB	"	Standard Iron Bar.
SSIB	"	Short Standard Iron Bar.
CC	"	Cut Cross.
IB	"	Iron Bar.
(AOC)	"	Arms O'Sullivan, Vellebeek Ltd.
(P1)	"	Registered Plan 1114
(P2)	"	Plan 15R-11492
(P3)	"	Plan 15R-11417
(P4)	"	Plan 15R-10545
(P5)	"	Plan 15R-9060
(P6)	"	Plan 15R-8626
(P7)	"	Expiration Plan 1050 (P-6019-4)
(P8)	"	Plan 15R-10338
(P9)	"	Plan 15R-9844
(P10)	"	Plan 35 (P-6019-6)

**PLAN 15M-**

I CERTIFY THAT THIS PLAN  
IS REGISTERED IN THE LAND REGISTRY OFFICE  
FOR THE LAND TITLES DIVISION OF GRENVILLE NO. 15  
AT \_\_\_\_\_ CYCLOON ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
AND ENTERED IN THE PARCEL REGISTER FOR  
PROPERTY IDENTIFIERS \_\_\_\_\_

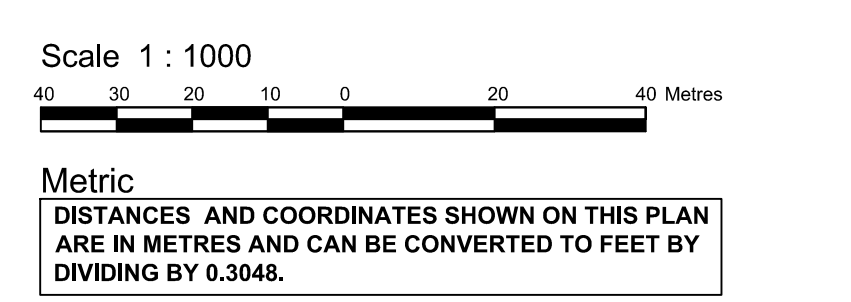
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-----  
-----  
AND INCORPORATED CONSENTS ARE REGISTERED AS  
PLAN DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ REPRESENTATIVE FOR LAND REGISTRAR

This plan comprises part of PIN 68115-1168.

PLAN OF SUBDIVISION OF

**PART OF LOTS 24 AND 25  
CONCESSION 2**  
Geographic Township of Oxford  
**MUNICIPALITY OF  
NORTH GRENVILLE  
UNITED COUNTIES OF LEEDS  
AND GRENVILLE**  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



## Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them,
2. The survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Date

\_\_\_\_\_  
V. Andrew Shepl

This plan of survey relates to AOLS Plan Submission Form Number V-

**OWNER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT :

1. Lots 1 to 110, both inclusive, Blocks 111 to 148, both inclusive, and the Streets, namely, DePencier Drive, Sentosa Street, have been laid out in accordance with our instructions.
2. The Streets are dedicated to Corporation of the Municipality of North Greenville as public highways

Blocks No.	Area Sq.m.	Area Hect.
BLOCK 123	5970.85	0.5971
BLOCK 128	818.20	0.0818
BLOCK 129	679.11	0.0679
BLOCK 130	600.95	0.0601
BLOCK 131	940.38	0.0940
BLOCK 132	600.03	0.0600
BLOCK 133	10688.85	1.0689
BLOCK 134	728.57	0.0729
BLOCK 135	1881.72	0.1882
BLOCK 143	163396.83	16.3397
BLOCK 144	35807.26	3.5807
BLOCK 145	428.56	0.0429

CURVE SCHEDULE					
NUM.	LOCATION	RADIUS	ARC	CHORD	BEARING
C1					
C2					
C3					
C4					
C5					
C6					
C7					
C8					
C9					
C10					

 **ANNIS, O'SULLIVAN, VOLLEBECK LTD.**  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: [Nepean@aosvrltd.com](mailto:Nepean@aosvrltd.com)  
Ontario  
Land Surveyors Job No. 23890-23-LA Dev-Phase 2-SUB D5

## THE CORPORATION OF THE MUNICIPALITY OF NORTH

### GRENVILLE BY-LAW NO. 21-24

*A By-Law to Amend By-Law 50-12, as amended  
Being a By-Law to regulate the use of land and use of buildings and structures within  
the Municipality of North Grenville, for the zoning of lands located within Part Lot  
24/25, Concession 2, former Township of Oxford-on-Rideau*

**WHEREAS** By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

**AND WHEREAS** the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands in Part of Lot 24/25, Concession 2, in the Geographic Township of Oxford-on-Rideau, now The Municipality of North Grenville;

**AND WHEREAS** the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

**NOW THEREFORE** the Council of the Municipality of North Grenville enacts as follows:

1. The area affected by this By-law is Part Lot 24/25, Concession 2, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. That Schedule "C" of By-law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto from Rural (RU) to Residential – Third Density – Exception Zone – holding (R3-25-h), Residential – Fourth Density – Exception Zone – holding (R4-18-h), Institutional Zone – holding (I-h), Institutional – Exception Zone (I-7) and Environmental Protection Zone (EP).
3. That Sections 15, 16 and 29 are hereby further amended by adding the following new clauses to Subsection 15.4.1, 16.4.1 and 29.4.1, as follows:

#### **15.4.1 Special Provisions**

4. Section 15 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Subsection 15.4.1, as follows:
  - (y) R3-25 (Oxford Village Subdivision – Phase 2)
  - (i) Notwithstanding the provisions of Sub-sections 15.2 of By-law No. 50-12, as amended, hereof to the contrary, on the lands



zoned Residential – Third Density – Exception Zone (R3-25), the following provisions shall apply:

Zone Requirements (for Single Detached Dwellings)

Minimum Lot Area	260 m <sup>2</sup>
Minimum Lot Frontage	9 m
Minimum Front Yard	3 m
Minimum Exterior Side Yard	3 m
Minimum Interior Side Yard	1.2m
Minimum Rear Yard	6m
Maximum Building Height	11 m
Maximum Lot Coverage	60%

(ii) Zone Requirements (for Semi Detached

Dwellings) Minimum Lot Area	190 m <sup>2</sup>
Minimum Lot Frontage	6.5 m per dwelling
unit Minimum Front Yard	3 m
Minimum Exterior Side Yard	3 m
Minimum Interior Side Yard	1.2 m; 0m between dwelling
units Minimum Rear Yard	6 m
Maximum Building Height	11 m
Maximum Lot Coverage	70%

(iii) Zone Requirements (for Townhouse

Dwellings) Minimum Lot Area	180 m <sup>2</sup>
Minimum Lot Frontage	6 m per dwelling unit
Minimum Front Yard	3
m Minimum Exterior Side Yard	3
m	
Minimum Interior Side Yard	1.2 m; 0m between dwelling
units Minimum Rear Yard	7 m
Maximum Building Height	11 m
Maximum Lot Coverage	70%

(iv) Notwithstanding Section 6.24, on the lands zoned R3-25 all buildings and structures will have a minimum 30 metre setback from the boundary of an EP zone.

(v) Notwithstanding the provisions of Section 6.50(a) hereof to the contrary, on the lands zoned R3-25, where a 30 metre setback from the boundary of any Environmental Protection (EP) Zone cannot be met, only the following yard encroachments shall be

permitted:

- fire places, sills, belt courses, chimneys, canopies or other similar architectural features (not including bay windows, balconies or vertical projections), cornices, eaves, (including troughs), gutters, parapets, pilasters or other ornamental features shall be permitted to encroach 0.5 metre into any required yard.
  - Drop awnings, clothes poles, garden trellises, flag pole, TV or radio antennae including satellite dish antennae, or similar accessories.
  - Fences.
- (vi) Notwithstanding anything in this By-law to the contrary, on the lands zoned R3-25 a rear yard fence shall be required for any lot with a rear yard adjacent the EP or I-7 zoning category.
- (vii) Notwithstanding the provisions of Section 6.38.9(d)(i) hereof to the contrary, on the lands zoned R3-25 uncovered parking spaces shall be permitted within the front yard of a multiple dwelling on a driveway.
- (viii) Notwithstanding the provisions of Section 6.38.11(c) hereof to the contrary, on the lands zoned R3-25 the minimum distance required between a driveway and an intersection of street lines shall be 4.8 metres.
- (ix) Notwithstanding the definition of Section 5.268 (Sight Triangle) and the provisions of Section 6.45 hereof to the contrary, on the lands zoned R3-25 the following sight triangles shall be required:
- |      |                                      |         |
|------|--------------------------------------|---------|
| i.   | Private road to local collector road | 3m x 3m |
| ii.  | Local road to local road             | 3m x 3m |
| iii. | Local road to collector road         | 3m x 3m |
| iv.  | Collector road to collector road     | 5m x 5m |
| v.   | Collector road to arterial road      | 5m x 5m |
| vi.  | Arterial road to arterial road       | 5m x 5m |
- (x) Notwithstanding the provisions of Section 15.1 hereof to the contrary, on the lands zoned R1-25-h, only those uses existing on the date of the passage of this By-Law shall be permitted, until the holding symbol has been removed. The holding symbol (-h) shall be removed from the lands affected in accordance with the provision of the *Planning Act*, provided that the following item is satisfactorily addressed:

- Execution of an agreement between the Municipality and the Developer to establish provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to:
  - o extension of municipal services at the cost of the Developer,
  - o Execution of a subdivision agreement, including measures to support provision of affordable dwelling units within the development, satisfactory to the Municipality.
  - o Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.

#### **16.4.1 Special Provisions**

5. Section 16 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Sub-section 16.4.1 as follows:
  - (II) R4-18 (Oxford Village Subdivision – Phase 2)
    - (i) Notwithstanding the provisions of Sub-sections 16.1 and 16.2 of By-law No. 50-12, as amended, hereof to the contrary, on the lands zoned Residential – Fourth Density – Exception Zone (R4-18), the following provisions shall apply:
    - (ii) Residential uses limited to:
      - apartment dwellings
      - stacked townhouse dwellings
      - bed and breakfast
      - home occupation – domestic and household arts
      - home occupation – professional use
      - additional residential unit
      - a Type A group home
      - buildings, structures and uses accessory to a permitted use.
    - (ii) Non-residential uses limited to:
      - retail establishment
      - convenience store
      - clinic
      - office
      - personal service shop
      - private school
      - public school

Zone Requirements (for Stacked Townhouse or Apartment Dwellings)

Minimum Lot Area	1100 m <sup>2</sup>
Minimum Lot Frontage	30 m
Minimum Front Yard	6 m
Minimum Exterior Side Yard	6
m Minimum Interior Side Yard	6
m Minimum Rear Yard	7.5
m	
Maximum Building Height	11 m
Maximum Lot Coverage	50%

- (iii) Notwithstanding the provisions of Section 6.38.9 hereof to the contrary, on the lands zoned R4-18 the parking requirement shall be 0.75 spaces per dwelling unit plus 1 visitor space for every 5 dwelling units.
- (iv) Notwithstanding the provisions of Section 6.38.9(d)(i) hereof to the contrary, on the lands zoned R4-18 uncovered parking spaces shall be permitted within the front yard of a multiple dwelling on a driveway.
- (v) Notwithstanding the provisions of Section 6.38.11(c) hereof to the contrary, on the lands zoned R4-18 the minimum distance required between a driveway and an intersection of street lines shall be 4.8 metres.
- (vi) Notwithstanding the definition of Section 5.268 (Sight Triangle) and the provisions of Section 6.45 hereof to the contrary, on the lands zoned R4-18 the following sight triangles shall be required:
  - vii. Private road to local collector road 3m x 3m
  - viii. Local road to local road 3m x 3m
  - ix. Local road to collector road 3m x 3m
  - x. Collector road to collector road 5m x 5m
  - xi. Collector road to arterial road 5m x 5m
  - xii. Arterial road to arterial road 5m x 5m
- (vi) Notwithstanding the provisions of Section 16.1 hereof to the contrary, on the lands zoned R4-18-h, only those uses existing on the date of the passage of this By-Law shall be permitted, until the holding symbol has been removed. The holding symbol (-h) shall be removed from the lands affected in accordance with the provision of the *Planning Act*, provided that the following item is satisfactorily addressed:

- Execution of an agreement between the Municipality and the Developer to establish provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to:
  - o extension of municipal services at the cost of the Developer,
  - o Execution of a subdivision agreement, including measures to support provision of 15% of units being offered at affordable rental rates within the R4-18 zone category, satisfactory to the Municipality.
  - o Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.

#### **29.4.1 Special Provisions**

6. Section 29 of By-law No. 50-12, as amended, is hereby further amended by adding the following new clause to Sub-section 29.4.1 as follows:

(g) I-h (Oxford Village Phase 2 – Community Block)

i. Notwithstanding the provisions of Section 29.1 hereof to the contrary, on the lands zoned I-h, only those uses existing on the date of the passage of this By-law shall be permitted, until the holding symbol has been removed. The holding symbol (-h) shall be removed from the lands affected in accordance with the provision of the *Planning Act*, provided that the following item is satisfactorily addressed:

- Execution of a site plan agreement between the Municipality and the Developer to establish the provision of facilities, services or matters required to facilitate the development, to the satisfaction of the Municipality. Facilities, services or matters include, but are not limited to:
  - o extension of municipal services at the cost of the Developer
  - o execution of an agreement, partnership and cost-sharing arrangements between the Developer and the Municipality.
  - o Approval of sanitary sewer and water capacity allocation commitment, as approved by the Municipality.


7. Schedule "C" to By-law No. 50-12, as amended, is hereby further amended


in accordance with Schedule "A" attached hereto and forming part of this By-law.

8. Schedule "A" attached hereto form part of this By-law.
9. This By-law shall come into force and take effect on the date of passing subject to the provisions of the Planning Act, R.S.O. 1990 as amended.

PASSED AND ENACTED  
THIS 20th DAY OF March, 2024



  
\_\_\_\_\_  
NANCY PECKFORD  
Mayor

  
\_\_\_\_\_  
CHLOE PRESTON  
Clerk

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**Schedule "A" to By-Law No. 21-24**

This Map forms part of the By-Law



### Subject Lands:

Oxford Village Inc.

Part Lot 24/25, Concession 2

Geographic Township of Oxford-on-Rideau, now The Municipality of North Grenville



**Lands to be zoned Residential – Fourth Density – Exception Zone – holding (R4-18-h)**



**Lands to be zoned Residential – Third Density – Exception Zone – holding (R3-25-h)**



**Lands to be zoned Institutional – Exception Zone – holding (I-7).**



**Lands to be zoned Institutional – holding (I-h).**



**Lands to be zoned Environmental Protection (EP).**



## Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2024

Subject: Signs By-Law

Report No: PD-2025-011

Prepared by: Jeff Baribeau, Manager of By-Law Services

### Recommendation(s)

THAT Council enact by-law No. 15-25 to amend by-law No. 47-16;

AND THAT Council direct staff to conduct a full review of the current Signs By-Law in consultation with local businesses and members of the public and return to Council with a report in the fall of 2026.

---

### Executive Summary

#### Purpose

- The purpose of this report is to propose an amendment to the current Signs By-Law, introducing a provision that allows business owners impacted by construction to apply for a temporary sign permit. This permit would enable the display of temporary mobile signs beyond the existing time limits set in the by-law.

#### Key Findings

- Local business owners impacted by the ongoing construction on County Road 43 have raised concerns with staff about the restrictions outlined in Section 13 of Signs By-Law No. 47-16.
- Business owners believe that extending the allowable display period for temporary mobile signs would help attract customers and mitigate the challenges posed by the ongoing construction.
- A comprehensive review of the by-law, including public consultation, will help ensure that future amendments align with the evolving needs of the business



community while upholding the municipality's overall objectives for signage regulation.

- Reporting back to Council by fall 2026 will provide ample time to evaluate the impact of the proposed amendments and develop well-informed recommendations for long-term solutions. This timeline aligns with the anticipated completion of the County Road 43 expansion project, allowing any permanent by-law changes to be considered in the context of the newly improved roadway and its potential effects on local businesses. Additionally, consultation with the County will be necessary throughout the review process to ensure alignment with regional planning objectives and address any jurisdictional considerations related to signage along the expanded corridor.

### **Financial Implications**

- There are no foreseen financial implications associated with the proposed amendments.
- The proposed review of the by-law, including public and County consultations, will be conducted utilizing existing staff resources.

### **Background/Analysis**

The ongoing expansion project on County Road 43 has presented significant challenges for local businesses, particularly in terms of visibility and accessibility. As construction activities continue, some business owners have expressed concerns regarding the negative impact on customer traffic, and revenue.

In response to the concerns raised, staff reached out to several businesses along County Road 43 currently affected by the construction to gather their input on potential temporary updates to the Signs By-law that could help address their challenges.

Staff learned the following from the business owners:

- Sales have been consistently lower during the construction period while costs have increased.
- Most of the business owners believe it would be helpful if they could display mobile signs indefinitely without limitations, especially during the construction period.
- One business owner explained that they felt it was unsafe for the mobile signs to be displayed during the construction period, articulating the signs would not be seen and could cause further safety hazards. The business owner suggested having designated locations in the municipality where mobile business signs could be erected.
- Some business owners who spoke with staff were open to the idea of having an application process that would grant temporary permits allowing mobile signs to be displayed for extended periods during the construction.

Section 13 of Signs By-law No. 47-16 establishes regulations for the placement and types of temporary portable signs permitted within the municipality. Specifically, it limits the number of portable signs a business can display at one time and restricts the duration of each sign's display. Currently, temporary mobile signs used for business advertising are allowed for a maximum of 30 consecutive days, followed by a mandatory 30-day period during which no display is permitted.

### **Proposed Approach**

Staff recommends approving the proposed temporary exemption provision, Section 13.1, as outlined in the amending by-law. This provision offers a practical short-term solution to address the concerns raised and could serve as a framework for future construction projects.

The proposed review of the by-law will include a thorough analysis of current signage regulations to ensure they align with the evolving needs of the business community while maintaining municipal objectives related to safety, aesthetics, and public interest. A key component of this review will be a public consultation process, allowing stakeholders, including business owners and residents, to provide input and share their perspectives on potential amendments to the by-law.

Additionally, consultation with the United Counties of Leeds and Grenville will be required to ensure alignment with regional policies and address any jurisdictional considerations.

The review process is expected to be completed with a report back to Council by the fall of 2026. This timeline aligns with the anticipated completion of the County Road 43 expansion project, ensuring that any permanent changes to the by-law are made in the context of the newly developed roadway and its potential long-term impacts on local businesses.

By taking this proactive approach, the Municipality of North Grenville aims to balance the needs of local businesses with the broader objectives of the community, supporting economic growth while maintaining responsible governance of signage regulations.

### **Additional Approach to Consider**

As previously outlined in this report, a business owner expressed concern that displaying temporary mobile signs near the construction zone could create a hazard and suggested an alternative solution. Their proposal was to allow off-site advertising at designated locations.

Currently, Section 17(3) of the Signs By-law permits community service, event, or charitable signs to be displayed for up to two weeks at designated municipal locations. At present, only one such location exists, the Municipal Centre near Veterans Way. The by-law also limits these locations to displaying only one sign at a time.

It is important to note that displaying business advertising on signs located off-site on private property not owned or operated by the business is a violation of the general regulations, Section 2(9) of the Signs By-law.

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	4	Efficient Governance and Service Delivery
<b>Goal</b>	4.4	Commit to Continuous Improvement
<b>Key Action</b>	4.4.2	Implement a continuous review program for existing processes and policies at both the departmental and corporate level.

## Options and Discussion

1. Approve the recommendation as outlined.
2. Do not approve the recommendation
3. Direct staff to further amend the current Signs By-law by revising the intent of Section 17(3) to allow business advertising at designated community locations, which are currently reserved exclusively for charitable and community service signs.

## Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A ☒

This item is within the budgeted amount: Yes ☐ No ☐ N/A ☒

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## Internal/External Consultation

To prepare this report, staff consulted with business owners via email and phone to better understand their concerns and explore potential solutions.

As part of the comprehensive review of the Signs By-law, scheduled for completion by fall 2026, staff will engage with business owners, conduct public consultations, and review by-laws from similarly sized municipalities.

## **Communications**

If the amending by-law is approved, staff will update the municipal website with the changes and notify businesses affected by the construction via email and phone.

## **Attachments**

- Attachment 1 – 15-25

## CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

### BY-LAW NO. 15-24

*A By-Law to amend By-Law No. 47-16, being a By-Law to Regulate and Prohibit Signs  
Within the Municipality of North Grenville*

**WHEREAS** subsection 11(2) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended (the “Act”), authorizes a municipality to pass a by-law respecting the health, safety and well-being of persons;

**AND WHEREAS** subsection 11(3) of the Act, authorizes a municipality to pass a by-law respecting structures, including fences and signs;

**AND WHEREAS** the Council of the Corporation of the Municipality of North Grenville deems it expedient to amend By-Law 47-16;

**NOW THEREFORE** the Council of the Corporation of the Municipality of North Grenville hereby enacts as follows:

1. By-Law 47-16, as amended, is hereby further amended by adding the following after section 13:

#### **Temporary Exemption Permit for Businesses Affected by Construction**

13.1 Business owners directly affected by municipal or regional construction projects may apply for a **Temporary Exemption Permit** to seek relief from specific limitations outlined in Section 13 of this by-law.

- 1) To apply for the Temporary Exemption Permit, the business owner must submit a completed application form to By-Law Services, which shall include the following:
  - a) The provision(s) under Section 13 from which an exemption is sought;
  - b) A detailed rationale explaining how the construction project impacts business operations.
  - c) A sketch or diagram illustrating the proposed sign(s) location(s); and
  - d) The requested duration of the exemption.
- 2) By-Law Services shall review the application and may approve, deny, or modify the request based on factors including, but not limited to:
  - a) Public safety considerations;
  - b) Impact on traffic and pedestrian flow;
  - c) Compliance with other municipal or county By-Laws and regulations; and
  - d) The necessity and reasonableness of the request in relation to the construction project.
- 3) The permit, if granted, shall specify the terms and conditions of the exemption, including any additional requirements deemed necessary to minimize disruptions to public spaces.
- 4) A Municipal Law Enforcement Officer may, at any time, revoke the Temporary Exemption Permit if the sign is deemed to create a hazard, obstruct visibility, or violate any conditions of the permit. Upon revocation, the business owner shall be responsible for the immediate removal of the sign(s) at their own expense. If the sign(s) are not removed within the specified timeframe, the Municipality may remove the sign(s), and all associated costs shall be recovered from the business owner.
- 5) Any business granted a Temporary Exemption Permit must remove or modify the signage to comply with Section 13 upon the expiration of the permit, unless an extension is approved by By-Law Services.

- 6) Any business seeking an extension to their Temporary Exemption Permit must re-apply by submitting a new application form to By-Law Services as outlined in subsection 13.1(1).
- 7) Failure to comply with the conditions of the exemption permit may result in enforcement measures in accordance with this By-Law.

2. By-Law 47-16, as amended, is hereby further amended by adding the following definition to section 1:

“Temporary Exemption Permit” means a permit issued by a Municipal Law Enforcement Officer that grants a business owner temporary relief from specific provisions of Section 13 of this by-law due to the impacts of a municipal or regional construction project.

- 3. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantic or descriptive nature or kind to this by-law and schedules as may be deemed necessary after passage of this By-Law, where such modifications or corrections do not alter the intent of the By-Law.
- 4. This By-Law shall come into force and effect on the day of its passing.

PASSED AND ENACTED  
THIS 12<sup>TH</sup> DAY OF FEBRUARY 2025.

\_\_\_\_\_  
NANCY PECKFORD  
Mayor

\_\_\_\_\_  
Chloe Preston  
Clerk

# **Signs By-Law No. 47-16 Update**

February 12<sup>th</sup>, 2025

# Recommendations

- 1. To amend the current Signs By-Law, by introducing a provision that allows business owners impacted by construction to apply for a temporary sign permit.**

**The permit would enable the display of temporary mobile signs beyond the existing time limits set in the by-law.**



# Recommendations

- 2. To direct staff to conduct a comprehensive review of the current Signs By-Law in consultation with local businesses and members of the public and return with a report in the fall of 2026.**

# Purpose

- ▶ **Staff have consulted with business owners impacted by the construction on County Road 43 to hear their concerns and gather feedback.**
- ▶ **Business owners believe that lifting the restrictions in Section 13 to allow for extended sign display periods would help attract customers.**

# Purpose

- ▶ **The purpose of the comprehensive review of the Signs By-Law and for it to be completed by fall 2026 is to provide ample time to evaluate the impact of the proposed amendments and develop well-informed recommendations for long-term solutions.**
- ▶ **The timeline also aligns with the anticipated completion of the County Road 43 expansion project, allowing any by-law changes to be considered in the context of the newly improved roadway and its potential effects on local businesses.**

# The amendment

## ► New Provision – Temporary Exemption Permit

- Business owners impacted by the construction may apply for a permit to request exemptions from limitations in Section 13 of the By-law.
- Staff will review the application and may approve, deny, or modify the request based on several factors:
  - Public safety considerations (line of sight issues and distractions)
  - Impact on traffic and pedestrian flow
  - Compliance with other Municipal or County By-Laws
  - The necessity and reasonableness of the request in relation to the construction project.
- Permit can be extended
- If a business owner fails to comply with the permit, it may result in enforcement measures.

# Questions?



**Department: Planning and Development**



## Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: ARU Initiative

Report No: PD-2025-012

Prepared by: Jackie Schoemaker Holmes,  
Housing Accelerator Fund Program Manager

### Recommendation(s)

THAT Council receives this report for information purposes.

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### Executive Summary

#### Purpose

- This report details the Additional Residential Unit – or ARU – Initiative which is one of the seven Housing Accelerator Fund (HAF) initiatives that the Municipality of North Grenville is undertaking with the support of Canadian Mortgage and Housing Corporation (CMHC) funding. The ARU Initiative is intended to incent the building of ARUs in the municipality to increase affordable housing availability by providing grants and “shovel-ready” architectural plans to property owners. The overall objective of the initiative is to encourage existing property owners to add rental units, thereby increasing affordable housing options and supporting community growth via the gentle densification of existing urban residential lands.

#### Key Findings

- The ARU Initiative may provide up to \$300,000 to incent the building of 10 ARUs per year in the municipality (as funded by the grant and plus applicable building permit fees). Residents can also access “shovel-ready” architectural blueprints that have been designed specifically with the needs of the municipality and residents in mind.

## Financial Implications

- The grants, building fees, and licensing for the architectural blueprints are all funded directly by HAF program funding.

## Background/Analysis

The Housing Accelerator Fund is part of Canada's National Housing Strategy (NHS), an \$82+ billion plan to give more Canadians a place to call home. The purpose of the Housing Accelerator Fund (HAF) is to enable more homes to be built faster. Over the next three years, the Municipality will receive up to 5.2 million dollars to help deliver 671 new homes. The Municipality was awarded HAF funding in March of 2024. With the help of this funding, the Municipality can reduce barriers to building homes in our community which helps accelerate accessible and affordable housing. The Municipality of North Grenville has committed to seven initiatives over three years. These seven initiatives are as follows:

- **Infrastructure Master Plan Update**
- **Municipal Owned Lands Review**
- **Zoning Reform**
- **Development Approvals Software**
- **Additional Residential Unit (ARU) Incentive Program**
- **Municipal Fee Review**
- **Stormwater Master Plan**

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	Pillar #1 - Balanced and Environmentally Sustainable Growth
<b>Goal</b>	Goal #1.5 - Explore Opportunities for Increasing Housing Supply and Mix
<b>Key Action</b>	Action #1.5.4 - Identify opportunities for residential infill and intensification

## Options and Discussion

The ARU Initiative plans to fund the construction of 10 ARUs each year for three years, totaling 30 ARUs. Additionally, eligible property owners will have access to professionally designed architectural plans, specifically created to optimize the functionality of small homes.

Applications for the ARU Initiative will open February 17, 2025, with quarterly intake periods throughout the year. Each application will be reviewed based on a set of criteria,

including proof of ownership of property on residential lands, plans to offer affordable rental options, and the demonstration of financing that will enable the ARU to be built within the timeline outlined in the grant agreement.

The Municipality will host a series of informational open houses for community members to learn more about the ARU Initiative. The first of these open houses will be held on February 24<sup>th</sup> at the Municipal Centre and will include members of the Planning and Building Department who will be on hand to answer questions. A virtual session designed for builders, realtors, and other stakeholders will also be part of these open houses and will be announced at a future date.

## Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ **N/A**

This item is within the budgeted amount: Yes ☐ No ☐ **N/A**

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## Internal/External Consultation

Staff have consulted with other communities with similar ARU programs to gather best practices to integrate into the program. Informational sessions for staff are planned for municipal staff so that all staff have the opportunity to obtain knowledge and guide applicants to information and resources.

## Communications

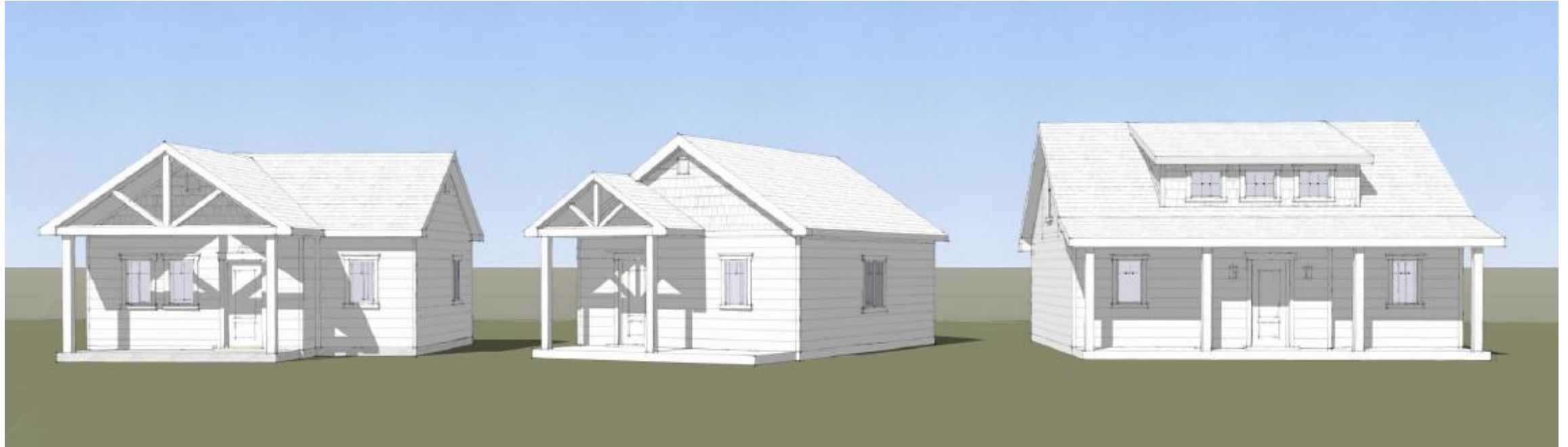
The ARU Initiative has a dedicated webpage on the municipal website where you can find applications, a guidebook, an instructional video, and further information about both the designs and the grants.

Open houses will be held over the next few months to inform the public about this opportunity and provide the opportunity for residents and property owners to inquire about the program. Radio, newspaper, and social media advertising will help spread the word about this opportunity.

## Attachments

- Sketches of ARU designs (exterior)







## **Additional Residential Units (ARU) Initiative**

Jackie Schoemaker Holmes, Housing Accelerator Fund Program Manager

February 2025

# Recommendations

- ▶ **THAT Council receives this report for information purposes.**

# Objective

**The overall objective of the initiative is to encourage existing property owners to add rental units, thereby increasing affordable housing options and supporting community growth via the gentle densification of existing residential lands**



# North Grenville's ARU Initiative

- ❑ **The ARU Initiative offers a one-time grant of \$10,000 (plus applicable building permit fees) and three shovel-ready ARU architectural designs**
- ❑ **Both can be used together to help reduce some of the financial and design barriers to this kind of development on existing residential lands**

# North Grenville's ARU Initiative

**There are two streams to the ARU program in North Grenville:**

- 1. Grant Stream**
- 2. Architectural Designs Stream**

**Each stream requires an application**



# Grant Stream

- ▶ **\$10,000 grant + applicable building fees that are paid to the Building Department**
- ▶ **No repayment required**
- ▶ **Funds are to be used for ARUs only and completed within one year**
- ▶ **No renovations or retroactive payments**

# Architectural Designs Stream

- ❑ The approved pre-designs are shovel-ready
- ❑ Not the only designs that can be used to create an ARU
- ❑ Property owners can submit their own designs
- ❑ Architectural designs can be obtained with or without a grant application
- ❑ Require their own application in order to be obtained from the Municipality
- ❑ Property owners can use them free of charge
- ❑ One property owner may apply for a grant and use the designs as long as they complete both applications and are approved for building
- ❑ Available in one-bedroom, two-bedroom, and barrier-free designs

Planning and Development



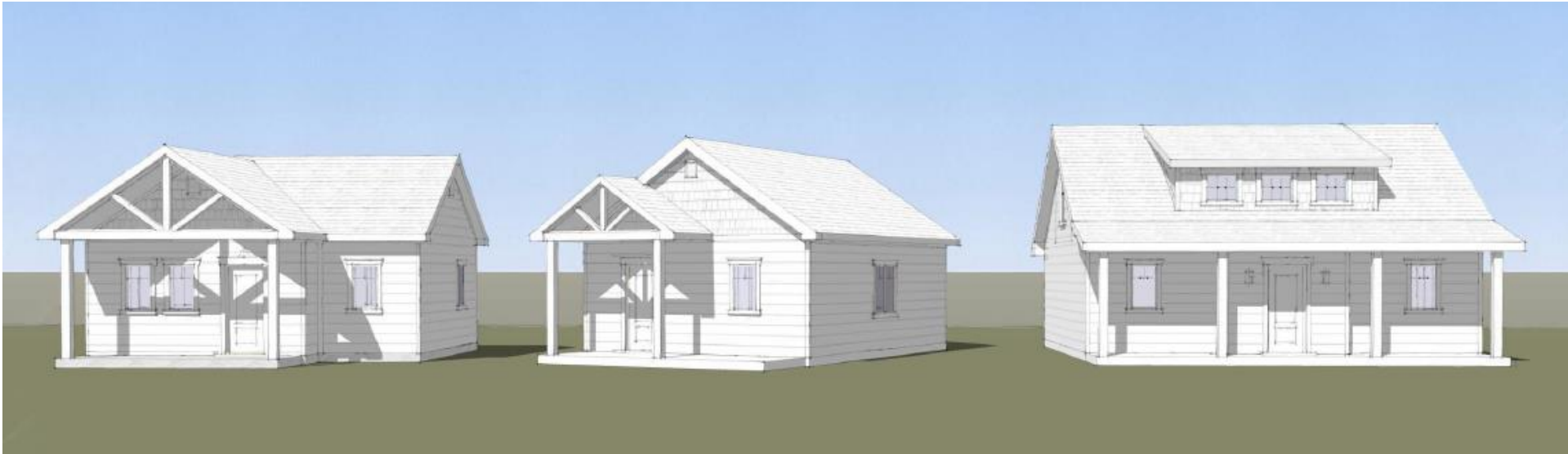




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Oro-Medonte, ON L0L 1T0

**ROSALIE DAWSON ARCHITECT INC.**



**Planning and Development**

# Where to Go for Information

- ▶ **Contact HAF Program Manager at [haf@northgrenville.on.ca](mailto:haf@northgrenville.on.ca) or [jholmes@northgrenville.on.ca](mailto:jholmes@northgrenville.on.ca)**
- ▶ **Contact [planning@northgrenville.on.ca](mailto:planning@northgrenville.on.ca)**
- ▶ **Contact [building@northgrenville.on.ca](mailto:building@northgrenville.on.ca)**

# Important Dates

- ▶ **ARU Initiative Open House on Monday, February 24<sup>th</sup> from 5-7pm**
- ▶ **Intake window for applications: February 17<sup>th</sup> to March 3<sup>rd</sup>, 2025**

# Questions

**Jackie Schoemaker Holmes** MA, MPLAN, PhD  
**Housing Accelerator Fund Program Manager**

**[jholmes@northgrenville.on.ca](mailto:jholmes@northgrenville.on.ca)**



## Municipality of North Grenville

To: **Council**

Meeting Date: February 12, 2025

Subject: eQuinelle Phase 6A – Part Lot Control Exemption

Report No: PD-2025-010

Prepared by: Amy Martin, Director of Planning and Development

### Recommendation(s)

THAT Council approve and enact By-Law 14-25 to lift part lot control within Phase 6A of the eQuinelle Subdivision

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### Executive Summary

#### Purpose

- To lift part lot control for a three-year period within phase 6A of the eQuinelle Subdivision to permit the creation of 26 townhouse dwelling units and 2 semi-detached dwelling units from 8 Blocks within the Plan of Subdivision.

#### Key Findings

- Part Lot Control exemption allows for a developer to further subdivide blocks of land into individual freehold lots.
- Phase 6A of the eQuinelle Subdivision has 8 blocks of land approved for 2 semi-detached dwelling units and 26 townhouse dwelling units.
- Lifting part lot control will allow for the developer to further subdivide the blocks once the foundations are poured.
- A three-year expiry date of the By-Law ensures that part lot control is lifted only for the intent of creating the multi-residential lots.

## Financial Implications

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## Background/Analysis

Section 50(7) of the *Planning Act* allows local municipalities to pass by-laws designating lands within a registered plan of subdivision as being exempt through part lot control. This allows parts of lots and blocks to be conveyed without having to go through the severance process. The Municipality uses this approach frequently to permit lots and blocks within a registered plan of subdivision to be further subdivided in accordance with the approved draft plan.

eQuinelle Phase 6A is a registered plan of subdivision with 8 blocks for the creation of two semi-detached dwelling units and 26 townhouse dwelling units. The purpose of the request is to lift part lot control on all 8 blocks, blocks 46-53 on Registered Plan 15M-44. This will accommodate the sale and transfer of individual units.

The part lot control by-law is set with a three-year expiry, with the by-law expiring on February 11<sup>th</sup>, 2028. Extensions to the by-law can be sought if required.

All blocks have access onto a public road. The appropriate zoning is in place to control the development of the land. The lifting of part lot control to create free hold parcels will not alter the original servicing plan for the subdivision.

The Manager of Planning Services at the United Counties of Leeds and Grenville is the approval authority for part lot control. A By-law is passed at the Municipal level and is forwarded onto the United Counties for approval.

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	Pillar #2 - A Strong, Connected, and Vibrant Community
<b>Goal</b>	Goal #2.3 - Build and Grow in a Connected Way
<b>Key Action</b>	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

## Options and Discussion

1. Approve the recommendation - **RECOMMENDED**
2. Do not approve the recommendation

## Financial Impact

This item has been identified in the current budget: Yes ☐ No ☐ N/A

This item is within the budgeted amount:

Yes ☐ No ☐ N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

### **Internal/External Consultation**

Municipal and external agency consultation occurred at the development stage of the plan of subdivision. Circulation of the draft by-law to the United Counties was required to ensure that the legal descriptions were correct.

### **Communications**

Communication of Council's decision will be carried out by staff.

### **Attachments**

- Draft PLC By-law

## THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

### BY-LAW NO. 14-25

*A By-Law to exempt certain lands from part lot control within Phase 6A of the eQuinelle Subdivision*

**WHEREAS** Section 50(5) of the Planning Act, R.S.O. 1990, as amended, established Part Lot Control over all lands within plans of subdivision registered before or after the coming into force of the said section;

**AND WHEREAS** subsection 50(7) of the Planning Act R.S.O. 1990 as amended, authorizes a municipality to enact by-laws to provide that Part Lot Control does not apply to land that is within such registered plans of parts thereof and that an expiry date may be specified in the by-law which can be extended prior to the expiration of the time periods;

**AND WHEREAS** it is deemed expedient to exempt those lands hereto within Registered Plan No. 15M-44, in the geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, from Part Lot Control;

**NOW THEREFORE** the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. Subject to Section 5 of the *Planning Act*, R.S.O. 1990, as amended, does not apply to those lands as are described in Schedule 'A' attached hereto and forming part of this by-law.
2. This by-law shall be effective only for the extent necessary to permit:
  - a. The creation of five (5) townhouse dwellings within Block 46 on Registered Plan 15M-44, the creation of four (4) townhouse dwellings within Block 47 on Registered Plan 15M-44, the creation of four (4) townhouse dwellings within Block 48 of Registered Plan 15M-44, the creation of four (4) townhouse dwellings within Block 49 of Registered Plan 15M-44, the creation of two (2) semi-detached dwellings within Block 50 of Registered Plan 15M-44, the creation of three (3) townhouse dwellings within Block 51 of Registered Plan 15M-44, the creation of three (3) townhouse dwellings within Block 52 of Registered Plan 15M-44 and the creation of three (3) townhouse dwellings within Block 53 on Registered Plan 15M-44, and in accordance with Schedule 'A' attached hereto and forming part of this by-law;
  - b. The creation of any easements including right of ways, as contained in the



transfers to each initial purchaser of each individual dwelling unit in accordance with Schedule 'A' attached hereto and forming part of this by-law;

- c. The creation of blocks and parcels for construction purposes and to permit such lots to be charged and/or discharged;
  - d. The conveyance of individual dwelling units, together with appurtenant rights and easements in land associated therewith to each initial purchaser thereof, and to be charged and discharged.
3. No further subdivision of the aforementioned lands shall be undertaken upon completion of the original purpose for which this by-law is being passed and approved except by an application made pursuant to Section 50 of the *Planning Act*, R.S.O 1990, as amended.
  4. A conveyance or conveyances in favour of the Municipality of North Grenville shall not for the purpose of this by-law be considered to be a severance, and this by-law shall also be deemed to permit the grant or release of easements held in favour of the Municipality of North Grenville on or with respect to the lands described above.
  5. The Clerk is hereby authorized to make any minor modifications or corrections of an administrative, numerical, grammatical, semantically or descriptive nature or kind to the by-law and schedule as may be deemed necessary after the passage of the by-law, where such modifications or corrections do not alter the intent of the by-law.
  6. Registration of a certified copy of this by-law in the proper land registry office is authorized and this by-law shall thereupon become effective.
  7. This by-law shall come into force upon approval and shall expire and be of no further force and effect as of the 11<sup>th</sup> day of February 2028.

PASSED AND ENACTED  
THIS 12<sup>th</sup> DAY OF FEBRUARY, 2025

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NANCY PECKFORD  
Mayor

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CHLOE PRESTON  
Clerk

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**  
**Schedule "A" to By-Law No. 14-25**

The lifting of Part Lot Control shall apply to the following lands:

BLOCK 46, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 17, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2233;

BLOCK 47, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 18, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2234;

BLOCK 48, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 19, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2235;

BLOCK 49, PLAN 15M-44; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2236;

BLOCK 50, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 20, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2237;

BLOCK 51, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 21, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2238;

BLOCK 52, PLAN 15M-44; SUBJECT TO AN EASEMENT IN GROSS OVER PART 22, ON PLAN 15R-12466 AS IN GC91220; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2239;

BLOCK 53, PLAN 15M-44; SUBJECT TO AN EASEMENT AS IN GC91225; MUNICIPALITY OF NORTH GRENVILLE; BEING ALL OF PIN 68115-2240;

# CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

## BY-LAW NO. 17-25

*A By-Law to Confirm the Proceedings of Council  
at its Regular Meeting held on February 12, 2025 and Continued on  
February 19, 2025.*

**WHEREAS** the *Municipal Act 2001* states that a municipal power including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of North Grenville at this meeting be confirmed and adopted by by-law;

**AND WHEREAS** the Regular Meeting of Council on February 12, 2025 was suspended by Council resolution prior to adjournment due to inclement weather;

**AND WHEREAS** the Regular Meeting of Council reconvened on February 19, 2025 at 6:30 p.m. in the Council Chamber at 285 County Road 44, Kemptville ON;

**NOW THEREFORE** the Corporation of the Municipality of North Grenville hereby enacts as follows that:

1. The action of the Council of the Corporation of the Municipality of North Grenville at its regular meeting held on February 12, 2025 and continuing on February 19, 2025, in respect of each recommendation contained in the report of the Committees and each motion and resolution passed and other action taken by Council of the Corporation of the Municipality of North Grenville at its meeting be hereby adopted and confirmed as if all such proceedings were expressly embodied in the by-law.
2. The Mayor and the proper Officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that behalf, and the said Clerk is hereby authorized and directed to affix the corporate seal of the municipality to all such documents.

PASSED AND ENACTED ON THIS  
19<sup>th</sup> DAY OF FEBRUARY 2025.

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NANCY PECKFORD  
Mayor

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CHLOE PRESTON

62 Clerk